

Rancho Encantada

[Stonebridge Estates]

Public Facilities Financing Plan

Fiscal Year 2010

Final Draft



prepared by:
Leppert Engineering Corporation
5190 Governor Drive, Suite 205
San Diego, CA 92122
telephone: 858-597-2001

facsimile: 858-597-2009
job no.: BC 2.02-07.03

August 2009 - City of San Diego - Planning Department

Note: This page reserved for information pertaining to the approval of the this document by the City Council, i.e. approval date and resolution number assigned.

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Introduction-Scope of Report

Second Update to Financing Plan

On May 10, 2005, by Resolution R-300413, the City Council adopted the current Rancho Encantada Public Facilities Financing Plan (FY 2006 Plan). This report represents the second update of the Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) for Rancho Encantada ("Financing Plan"). The Financing Plan for Rancho Encantada sets forth the major public facilities that will be needed over the next four years during which the ultimate build out of the community is anticipated.

The adopted Financing Plan established a Facilities Benefit Assessment ("FBA") to provide funding for a select number of public facilities required for the Rancho Encantada Precise Plan area. The procedures for an FBA are set forth in San Diego City Ordinance O-15318, which was adopted by the City Council on August 25, 1980 and is contained in Chapter VI of the San Diego Municipal Code. This method of funding was recommended as one means of providing funds for public facilities projects which serve a designated area of benefit and involve a number of different property ownerships. The remainder of the projects included in this Financing Plan are funded as a subdivider improvement or by a Community Facilities District ("CFD").

Only two projects, Neighborhood Park No. 1 (P-1) and Neighborhood Park No. 2 (P-4), in the previous Financing Plan were identified as being funded by the FBA. With this update, there are no changes to the number of projects being funded by the FBA.

Authorities

The basis for the public facilities requirements contained in the Rancho Encantada Public Facilities Financing Plan can be found in the adopted Rancho Encantada Precise Plan approved by City Council on August 7, 2001 by Resolution R-295402. This Financing Plan assumes that the extent of development that will occur in the Community will be consistent with the Precise Plan for Rancho Encantada.

Procedure

The procedures for an FBA are set forth in the San Diego City Ordinance O-15318 adopted August 25, 1980. The FBA provides funds for public facilities projects which service a designated area of benefit. The dollar amount of the assessment is based upon the cost of each public facility equitably distributed over a designated Area of Benefit in the Rancho Encantada precise planning area.

The mechanics of the FBA are as follows: At the time of building permit issuance, the owner of the parcel being developed is assessed an amount determined by the type and size of the permitted development being requested. Monies collected are placed in a separate City Fund and revenue account, used solely for those capital improvements shown in the FBA plan for the area of benefit. In the preparation of the Facilities Benefit Assessment Roll for Rancho Encantada, each parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of that property.

In the material that follows, an appropriate dollar assessment is developed for all properties seeking to develop in Rancho Encantada.

Description of Project Land Uses

Inventory and Location

A Facilities Benefit Assessment is applied to residential and non-residential land uses, and various combinations of these land uses that are undeveloped at the time of the adoption of the Resolution of Intention. Such areas are defined as "Areas of Benefit." The location and extent of the Area of Benefit are determined by reference to the County Assessor parcel maps, tentative subdivision maps currently on file, and from information supplied by affected property owners. This information, along with land use designations and assessment payment history, produces a distribution as follows:

<u>Land Use</u>	<u>Proposed Development</u>
Single Family Residential	828 Dwelling Units
Multi-Family Residential	106 Dwelling Units
Open Space	2,118.5 Acres
Neighborhood Parks ¹	14.00 Acres
Institutional ²	14.60 Acres

Figure 1 on page 5 shows the proposed boundaries for the Facilities Benefit Assessment Area.

Development Schedule

The development schedule for Rancho Encantada is based on an estimated development timetable as presently anticipated by the existing property owners, their land use consultants and City Staff. The data indicates that future developments will take place over a four year period.

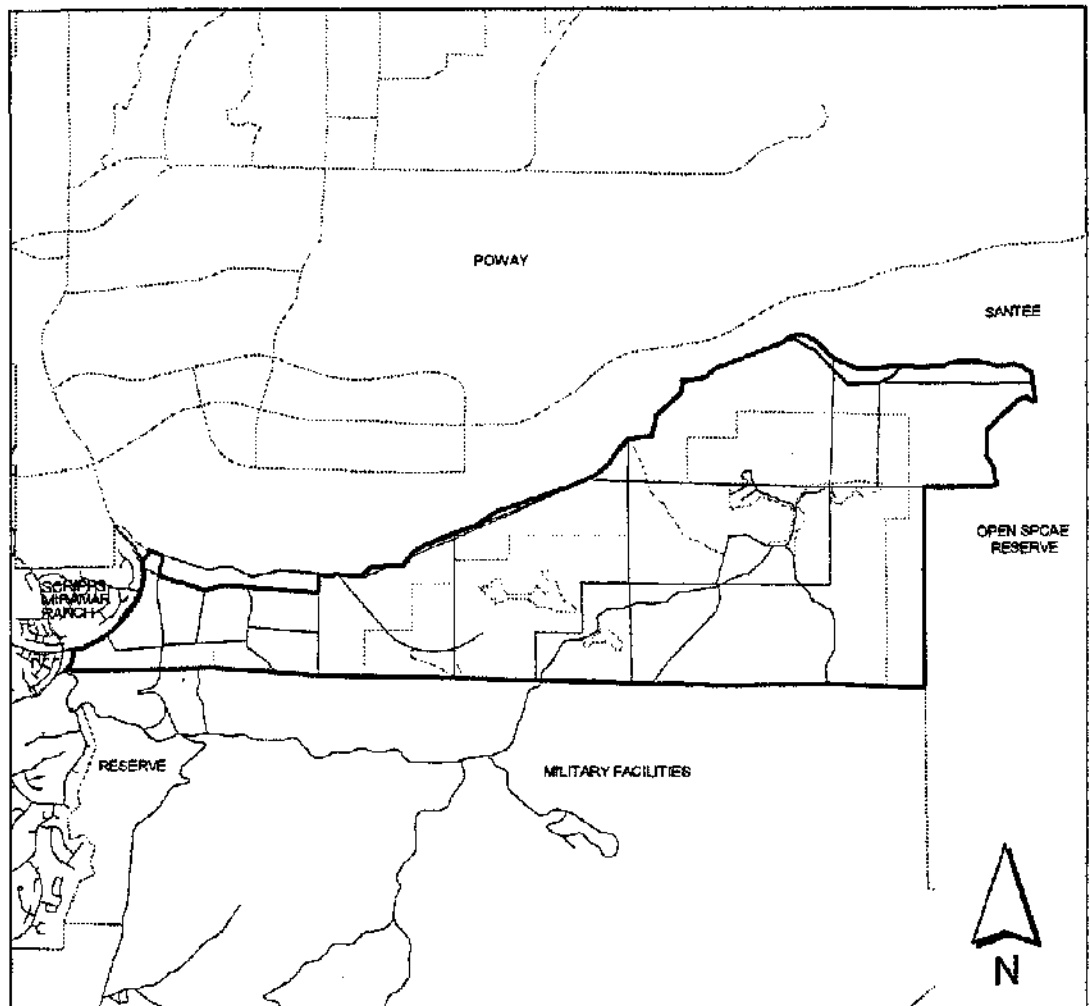
The projected timing of development for Rancho Encantada is presented in Table 1 on page 6. In this table, the number of units developed within a year refers to those having final permits issued (or paid) during the July-to-June fiscal year, ending with the indicated date. Thus, the number of units developed

¹The Precise Plan for Rancho Encantada identifies Neighborhood Park No. 2 as an institutional use. For clarification we have included both neighborhood parks in this land use designation.

²Institutional uses are now planned for both P.A. 8A and P.A. 10. [P.A. =Planning Area]

in 2010 refers to those for which permits are issued, or paid, between July 1, 2009 and June 30, 2010.

Figure 1
PROPOSED BOUNDARIES



**RANCHO ENCANTADA
FACILITIES BENEFIT ASSESSMENT**

*San Diego, County of San Diego,
and State of California*

Figure 1 - Precise Plan Area and Assessment Boundary

Table 1
Residential Development Schedule

FISCAL			DU's	CUMM.
YEAR	SFU	MFU	PER YR	DU's
Prior Years	584	106	690	690
2010	90	0	90	780
2011	90	0	90	870
2012	56	0	56	926
2013	8	0	8	934
PRIOR	584	106		690
TO GO	244	0		244
TOTAL	828	106	934	934

Table 1 - Residential Development Schedule

Methodology

Timing and Cost of Facilities

The public facilities projects to be financed by the FBA funds are shown in Table 8 on page 29. Shown are: (a) the project title, (b) the fiscal year in which the construction is expected, (c) the estimated costs, and (d) the funding sources. The categories covered include neighborhood parks and administrative costs associated with the development, implementation and operation of the FBA program. Following Table 8 are detailed descriptions of the projects listed.

Method of Apportioning Assessments

To spread the assessment for public facilities between the different classes of land use, an "Equivalent Dwelling Unit" or "EDU" has been established for the neighborhood park. The basis for the EDU ratios is a single-family dwelling unit. In the following chart a EDU ratio has been identified for the neighborhood park:

Class of Land Use	Parks
Single Family Residential	1.0
Multi-family Residential	0.7
INST (per acre)	0

Table 2 - NEDU Ratio

Completed Facilities

Rancho Encantada is essentially the last community to be developed in the City's Future Urbanizing Area. When compared to the neighboring communities of Sabre Springs, Miramar Ranch North, and Scripps Miramar Ranch, it is also the smallest. The Precise Plan area, with its small population of only 3,330 residents, is not large enough to justify the construction of a number of public improvements that are common within most communities. Such facilities include a Community Library, Community Park, Recreation Center, and a Fire Station. However, all of these facilities have been previously constructed in these neighboring communities and will support the development of Rancho Encantada. In lieu of providing financial contribution to the cost of the public facilities cited above, Rancho Encantada is responsible for funding a number of offsite public transportation improvements that will benefit the adjacent

communities. These public improvements are described in CIP project sheets contained herein. In addition, the developers of Rancho Encantada have contributed \$3,000,000 towards freeway improvements for the I-15 corridor. This contribution was made concurrent with the recordation of the first final map in Rancho Encantada. The developers of Rancho Encantada will also be contributing approximately 6 acres for a second neighborhood park to be located in the community. The value of this contribution is currently estimated at \$3,482,000 consisting of land and a portion of the construction costs. The developer will turnkey the construction of this park site and will be partially reimbursed by the FBA for the balance of the construction costs.

The developers have also created a Special Community Fund that will benefit the Scripps Communities. Contributions to this fund consist of a \$500 per residential dwelling unit collected from each building permit issued between the 301st and 800th dwelling unit for a total of \$250,000. As of June 30, 2008, \$139,500 has been collected.

Finally, the developers have made a contribution to the existing Scripps Ranch Library consisting of \$35,000 pursuant to the "Big Five" Agreement. They have also created an endowment for the Scripps Ranch Library by providing a \$20,000 deposit plus \$100 from each of the 828 single family (market rate) dwelling units for a total of \$137,800 for miscellaneous improvements, equipment, books, etc. at the library. This endowment and these supplemental improvements are discussed in more detail in the agreement entitled "Rancho Encantada/Scripps Ranch Big 5 Groups" which is contained in the Appendix. As of June 30, 2008, \$114,300 has been collected.

Open Space Dedication

A significant feature of the Rancho Encantada development is the dedication of approximately 1,568 acres of open space to be incorporated into Mission Trails Regional Park, together with 35,000 square feet of existing buildings to the City or the Mission Trails Regional Park at their option. In addition, the developer has already provided a one time payment of \$265,000 to serve as an endowment for the long term maintenance of the open space within Rancho Encantada.

Determination of the Dollar Assessment

The dollar assessment amount for the FBA is determined on the basis of the following information: (1) the development schedule in dwelling units and acres, (2) the composite EDU factors for each type of land use, (3) the schedule of facility expenditures (in FY 2010 dollars) to be financed with

monies from the FBA fund, (4) an interest rate of 4% for FY 2011 and thereafter to be applied to any surplus monies over time, (5) an inflation rate of 5% for FY 2011 and thereafter for determining the future costs of the facilities to be constructed, and (6) an assessment increase following the inflation factor application to assessments remaining unpaid at the end of each fiscal year.

Expenses from the funds are of three types: (1) direct payment for facility costs, (2) credits to developers for facilities provided in accordance with section 61.2213 of the FBA Ordinance, and (3) cash reimbursement to developers for providing facilities exceeding the cost of their FBA obligation pursuant to an approved reimbursement agreement. Thus, whether a developer or the fund provides a facility, it is treated as an expense to the fund.

An individual developer will pay an assessment to the FBA fund, based upon the number of units, or acres developed in a particular year. Pursuant to the terms of a reimbursement agreement with the City, a developer may be issued credits against an assessment for expenditures related to providing facilities in lieu of paying a Facilities Benefit Assessment. An approved reimbursement agreement with the City may also entitle a developer to cash from the FBA fund.

An assessment rate is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 on page 13 lists the FY 2010 Facilities Benefit Assessment base deposit rate for Rancho Encantada. The FBA charge for institutional uses has been eliminated in that this land use is not responsible for funding neighborhood park improvements.

FBA Methods and Cash Flow Analysis

Table 4 on page 15 presents a cash flow analysis for the Rancho Encantada FBA. The table shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures each year.

The results verify that under the assumed conditions for inflation factors, interest rates, land use development rates and facility costs, sufficient funds are expected for all listed facility requirements without incurring a negative cash flow at any time throughout the build out of the community.

Annual updates of the cash flow analyses, using actual event status (project status, revenues collected, etc.), are planned during community development. In this way, potential negative cash flow conditions can be anticipated, and expenditure adjustments can be scheduled to fit funding expectations. Facility needs are related to the community growth rate. Scheduling of facility development is contingent on actual development in the community. Therefore, any slowdown in development will result in shifting of the projected schedule for providing needed facilities. When changes in the development rate occur, facility schedules will be modified accordingly and a new cash flow analysis will be prepared.

Basis and Methodology for Automatic Annual Increases

Increases in the Facilities Benefit Assessment are evaluated annually and adjusted to reflect the current economic conditions. The inflation factor used in FBA calculations is 5% for Fiscal Year 2011 and thereafter. These inflation factors are used to provide an automatic annual increase in fees due, effective July 1 of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 4% annual rate for FY 2011 and thereafter.

Assessments will be assessed and levied, based on the type and extent of forecasted land use for each parcel within the Areas of Benefit. Table 3 shows the rate of assessment for each land use type for each projected year of development.

Contribution by City

Contributions which the City or other public entities make toward the total CIP costs, if any, are specified in the Capital Improvements Program sheets included with Table 8.

Facilities Benefit Assessments (FBAs)

Utilizing the City's cash flow calculations, the FBA schedule can be determined. The proposed assessment schedule is provided as Table 3. The results of the cash flow analysis are provided as Table 4. Table 5 illustrates the historical information pertaining to the Los Angeles/San Diego Construction Cost Index (CCI), as published by the Engineering News Record. The CCI provides one index in which to predict the effects of inflation, especially as it pertains to construction projects. Another index which has been used to predict the effects of inflation has been the Consumer Price Index (CPI) for San Diego. The historical information associated with this index has been provided as Table 6.

Community Facilities District

The developers of Rancho Encantada have successfully negotiated with the Poway Unified School District to form a Community Facilities District (CFD) to finance both schools and public facility improvements identified in this Financing Plan. It is currently estimated that this CFD will finance the construction of approximately \$13,200,000 of public improvements. The cost of the CFD equates to approximately \$15,942 per single family dwelling unit, as only the single family units will be participating in the cost of the public facility improvements as part of the CFD. This cost should be added to the FBA fee identified in this Financing Plan in order to determine the total cost of public improvements on an EDU basis.

Assessment Roll Description

After adoption by the City Council of a Resolution of Designation which imposes the Facilities Benefit Assessment, liens will be placed on the undeveloped portions of County Assessor parcels and final map properties within the Areas of Benefit per the Assessment Roll on page 57. The maps, plats and Assessment Roll summary data which define the Areas of Benefit and specify the assessments will be delivered to the County Recorder for official recording once the updated Public Facilities Financing Plan is approved by the City Council. The assessments are based upon the type and extent of forecasted land use. Collection of the assessments is to be made at the time of building permit issuance with payment made directly to the San Diego City Treasurer.

For each undeveloped map portion or parcel in the Areas of Benefit, the Assessment Roll includes the parcel number, the name of the owner on file in City records, the projected number of dwelling units or non-residential acres to be developed, and the resulting assessment for related properties. Ownership information is shown on the last equalized assessment roll or as otherwise known to staff (Section 61.2205).

Identification numbers may be nonsequential as a result of the exclusion of some parcels as assessments are paid, as parcels change ownership or are subdivided. An assessment listing key is included on the Assessment Roll.

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Table 3
Table of Proposed FBA Fees

Fiscal Year	SFDU	MFDU	INSTKSF
2010	\$2,918	\$2,042	\$0
2011	\$3,064	\$2,144	\$0
2012	\$3,217	\$2,251	\$0
2013	\$3,378	\$2,364	\$0
2014	\$3,547	\$2,482	\$0
2015	\$3,724	\$2,606	\$0
2016	\$3,910	\$2,736	\$0

Note: The institutional fee category was reduced to \$0 with the first update to the Financing Plan in 2005 because there is no nexus between this land use category and the population-based public improvements, which are the only two remaining projects funded by FBA.

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RATE: 7.00% (INFLATION FY 2010) 5.00% (INFLATION FY 2011 and thereafter)
 RATE: 3.00% (INTEREST FY 2010) 4.00% (INTEREST FY 2011 and thereafter)

TABLE 4

RANCHO ENCANTADA CASH FLOW TABLE

FY 2010 PLAN

10-Aug-09

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NEDU FACTORS →				1.00	0.70	0.00	INPUT \$ PLUS		
FY	SFU	MFU	INST	\$/SFU	\$/MFU	\$/INSTKSF	INTEREST	CIP \$	NET BAL \$
PRIOR	584	106							
2009									\$2,449,140
2010	90	0	0.0	\$2,918	\$2,042	\$0	\$299,410	2,745,000	\$3,549
2011	90	0	0.0	\$3,064	\$2,144	\$0	\$275,896	276,150	\$3,295
2012	56	0	0.0	\$3,217	\$2,251	\$0	\$180,272	180,810	\$2,757
2013	8	0	0.0	\$3,378	\$2,364	\$0	\$27,143	26,625	\$3,275
2014	0	0	0.0	\$3,547	\$2,482	\$0	\$132	0	\$3,407
2015	0	0	0.0	\$3,724	\$2,606	\$0	\$138	0	\$3,544
2016	0	0	0.0	\$3,910	\$2,736	\$0	\$143	0	\$3,688

TOTAL 828 106 0.0
 934

Notes:

1. \$ VALUES ROUNDED TO NEAREST DOLLAR

Table 5
Los Angeles/San Diego Construction Cost Index
 as reported by Engineering News Record

YEAR	CCI	% CHANGE/YEAR
1999	6832	2.38%
2000	7056	3.28%
2001	7073	0.24%
2002	7440	5.19%
2003	7572	1.77%
2004	7735	2.15%
2005	8234	6.45%
2006	8552	3.87%
2007	8873	3.75%
2008	9200	3.68%
2009	9799	6.51%

Table 5 - Los Angeles/San Diego Construction Cost Index

Table 6
San Diego Consumer Price Index

		%
YEAR	CPI	CHANGE/YEAR
1998	166.0	1.41%
1999	171.7	3.43%
2000	179.8	4.72%
2001	190.1	5.73%
2002	195.7	2.95%
2003	203.8	4.14%
2004	211.4	3.73%
2005	218.3	3.26%
2006	226.7	3.85%
2007	231.9	2.29%
2008	242.4	4.56%

Table 6 - San Diego Consumer Price Index

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Public Facilities Financing Plan

General

This report will update the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for development that will occur in the precise plan area known as Rancho Encantada.

This Public Facilities Financing Plan has been prepared to ensure that all properties which are not yet developed will pay their fair share of the cost of funding the needed public facilities, even if the subject property has an approved tentative or final map detailing its development. In order to fulfill that requirement, this Financing Plan contains a development forecast and analysis, a Capital Improvement Program listing public facility needs and specific Facilities Benefit Assessment recommendations.

Development Forecast and Analysis

Inventory

As with the FY 2006 Financing Plan, the anticipated residential forecast for Rancho Encantada has been maintained at 934 residential dwelling units. Further changes in the anticipated buildout of residential development will be the subject of future annual updates to the Financing Plan.

Likewise, as with FY 2006 Financing Plan, the amount of 2,118.5 acres of the total 2,658 acre Rancho Encantada precise plan area is to be retained in open space. The other development areas include 14.0 acres for neighborhood parks, 14.6 acres of institutional land uses, and 33.6 acres for primary roadways.

Population Factors

As part of the FY 2006 Financing Plan, when determining the population-based public facilities requirements, the Park and Recreation Department has utilized a population factor of 3.7 persons per household for single family dwelling units and 2.5 persons per household for multi-family dwelling units. No change in this methodology is proposed as part of this update.

Population at Buildout

Based upon a utilization of the population factors discussed above, the population at buildout of Rancho Encantada remains the same as before and has been calculated at 3,328. The graph provided as Figure 2 illustrates the proposed rate of population growth that is anticipated by this Financing Plan.

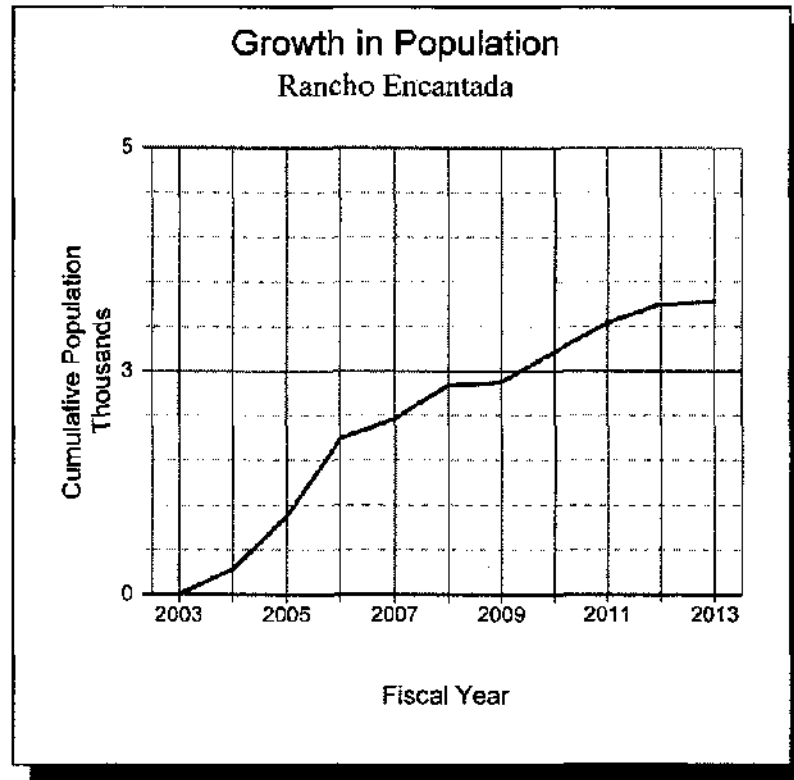


Figure 2 - Proposed Population at Buildout

Annual Review

It should be noted that development projections are based on the best estimates of the property owners, developers and City Staff as to how they see the future land market. Obviously, certain economic events could preclude development from taking place as forecasted. High interest rates, higher land and housing prices, an economic recession or, conversely, a period of robust business expansion could all significantly change the rate of development in Rancho Encantada, as well as for all of the San Diego area. The forecast included in the Financing Plan assumes a peak absorption rate of residential housing units at approximately 90 dwelling units per year. To ensure that this program maintains its viability, an "Annual Review" of the Financing Plan will be performed and recommended actions, in response to the actual activity of development, may be presented to the City Council. The Annual Review is required as part of the FBA Ordinance in the

Municipal Code. The Annual Review will include, but not necessarily be limited to, the evaluation of the following factors:

1. Rate of inflation
2. Interest rates
3. An evaluation of each Capital Improvement Project to determine which project(s) shall be constructed in the next fiscal year, as well as for the remainder of the life of the Financing Plan.
4. Cost of all facilities
5. Rate and Amount of Development
6. A comparative analysis of City approvals of Discretionary Permit Applications during the past fiscal year with the previously budgeted rate of development.

Future Public Facility Needs

Public facilities are required in a number of project categories in order to serve the Rancho Encantada community. These categories include: (i) transportation, (ii) parks and recreation, and (iii) sewer/water utilities, as more fully described in the Financing Plan. The locations of these projects are depicted in Figure 3 on page 31 and are summarized in Table 8. They are also described in more detail in the following Capital Improvements Program (CIP) project sheets which follow Table 8. The current development schedule is illustrated in Table 1 and the timing associated with individual projects is illustrated in both Table 8 and on the corresponding CIP project sheets.

Population Projections

A number of public facilities projects are based on the anticipated population to be served within a certain service area. As shown on Figure 2, the projected population growth for Rancho Encantada can be illustrated in graphic form utilizing the population factor cited above and the Residential Development Schedule, as shown in Table 1. From this graph, one can determine the timing for each of the population-based public facility projects. The timing for these population-based public facilities is based on standards set forth in the City's General Plan.

Financing Strategy

General Plan and City Council Policy provide that the primary responsibility for providing needed public facilities in Planned Urbanizing Areas rests with the developers. Of the needed public facilities, the major portion will be constructed as a part of the subdivision process by developers. Public

facilities projects that benefit a population larger than the local/adjacent development can also be financed by the following alternative methods:

1. Facilities Benefit Assessment (FBA) - This method of financing spreads costs fairly and equally and follows the procedures specified in City Council Ordinance O-15318, as adopted on August 25, 1980. FBAs result in liens being levied on each parcel of property located within the Area of Benefit. While these liens ensure that assessments will be collected on each parcel as development occurs, the liens must be renewed annually with each update to the Financing Plan and must be released following payment of the FBAs.
2. Development Impact Fee (DIF) - This method of financing is similar to that of an FBA in that the costs are spread fairly and equally. Unlike an FBA, a Development Impact Fee does not create a lien on the property benefitting from the collection of fees.
3. Assessment Districts - Special assessment financing, such as 1913/1915 Assessment Acts, may be used as a supplementary or alternative method of financing some facilities such as streets, sidewalks, sewers, water lines, storm drains and lighting facilities. Assessment Districts are beneficial in that they provide all of the funding for a particular public facilities project in advance of the projected development activity. However, such districts create a long term encumbrance of the benefitting property requiring that the funds be paid back over an extended period of time. Assessment Districts also require the approval of a majority of the property owners in order to establish the district.
4. Community Facility District (CFD) - State legislation, such as the Mello-Roos Act of 1982, has been enacted for providing methods of financing public facilities in new and developing areas. The formation of such Community Facility Districts may be initiated by owner/developer petition. Mello-Roos districts also require the approval of a majority of the property owners in order to establish the district, as clarified by Council Policy 800-3.
5. Developer Construction - New development either constructs required facilities as a condition of subdivision or provides funds for its fair share of the costs of such facilities, with construction being performed by the City. Typically, these funds are collected through the Facilities Benefit Assessment Program or through the Development Impact Fee Program.

As an alternative to the Facilities Benefit Assessment or Development Impact Fee Programs it may be feasible for developers to construct one or more of the needed public facilities in a turnkey basis. Under this arrangement, developers typically are compensated, either by cash or credit against Facilities Benefit Assessments due, for the work performed pursuant to the conditions in a Council approved reimbursement agreement (Council Policy 800-12).

6. Reimbursement Agreement - This method of financing is outlined in Council Policy 400-7 and is commonly used when the first developer/subdivider in an area is required to construct the necessary water and sewer facilities for the entire area, over sizing as required to serve subsequently developed lands. These agreements are administered by the Development Services Department and approved by the City Council. Reimbursement to the first developer/subdivider can occur over as long as a twenty year period or until all of the subsequently developed lands have participated in the reimbursement, whichever occurs first.
7. State/Federal Funding. Certain public facilities may be determined to benefit a regional area which is larger than the Community Planning area. As such, these projects may appropriately be funded by either the State or Federal Government or by a combination of the two.
8. Cost Reimbursement District. This reimbursement method provides an opportunity for an individual developer/subdivider who has been directed to construct public improvements that are more than that required to support its individual property/development to be reimbursed by other properties benefitting from said improvements. Said reimbursement is secured by a lien on the benefitting properties with the lien due and payable only upon recordation of a final map or issuance of a building permit, whichever occurs first.
9. Development Agreement. This method permits a developer to enter into an agreement with the City of San Diego where certain rights of development are extended to the developer in exchange for certain extraordinary benefits given to the City.
10. Regional Transportation Congestion Improvement Program Fees (RTCIP). The Regional Transportation Congestion Improvement Program Fees (RTCIP) provides for the City's collection of a fee per new residential unit to ensure that new Development directly invests

in the Region's transportation system to offset the negative impact of growth on congestion and mobility.

RTCIP fees were adopted by City Council per Resolution #303554 on April 14, 2008 and includes provisions for annual review and increases to the fee structure. These fees are paid only upon building permit issuance and are based on the fee schedule in effect on the date the building permit is issued. On-site Affordable (low income) units may be exempt from the RTCIP Fee with proof of a signed Affordable Housing Agreement with the San Diego Housing Commission.

General Assumptions and Conditions

In connection with the application of the above methods of financing, the following general assumptions and conditions have been applied.

1. Developers will be required to provide facilities normally provided within the Subdivision Process as a condition of tentative subdivision map approval, including, but not limited to, traffic signals (except as noted), local roads, and the dedication or preservation of Open Space located within the proposed development(s). Such projects, however, may be funded by the formation of a Mello-Roos, 1913/15 Act, or other type of Reimbursement District, if the project(s) and the applicant(s) qualify for this type of project financing.
2. Commercial, industrial, and institutional land will be assessed FBAs for infrastructure (including transportation), police, fire, and utility facilities. However, developers of commercial and industrial land will not be assessed for park and recreation or library facilities since those facilities primarily serve the residential component of the Rancho Encantada community. In the future, if a basis is developed for charging non-residential development for the cost of park and recreation and library facilities, their fair share can be evaluated at that time.
3. Annual reviews, as required by the FBA Ordinance, will be performed by the City Council to evaluate performance of the program and to reassess the on-going commitments pertaining to the completion of needed facilities. Costs and assessments shall be evaluated for all remaining portions of the program.

4. The FBA will be paid by the Developer or permittee as a condition of issuance of Building Permits.
5. A developer, or group of developers, can propose to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA and, upon City Council approval, enter into an agreement to provide the facility in lieu of, or as credit against payment of FBA fees, provided adequate funding is available. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed for the difference from the FBA fund, subject to the availability of funds. Subject to the terms of the reimbursement agreement, should two developers be entitled to cash reimbursement during the same fiscal year, the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.
6. The FBAs collected shall be placed in a City fund providing interest earnings for the benefit of the Rancho Encantada community area.
7. The Development Schedule, as depicted in Table 1, is only an estimated schedule and is based on information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Rancho Encantada. The Financing Plan makes no attempt to regulate the amount of development proposed for Rancho Encantada. Rather, as development applications are considered and approved for this area, the Financing Plan will be modified, as part of its annual review process, to reflect the number of units authorized for the area.
8. Most community public facilities identified in the Financing Plan are either "population based" or "transportation based". The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project will actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, together with additional information obtained since the last update, will be evaluated to determine the most appropriate year to budget the need

for each remaining project. As such, the budgeted year for a given project is subject to change with each update.

9. For this Financing Plan, all projects that require land acquisition, assume property values at \$400,000 per acre. Land values is based on the property being pre-graded, in finish pad condition and ready to accept the project for which it is intended (i.e. the value of raw land plus the cost of improvements = \$400,000).
10. The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA may include, but not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.
11. **With this update, there are no changes in the number of projects being funded by the FBA.** Table 7 illustrates how the projects that are funded as a subdivider improvement were assured by the developer(s) of Rancho Encantada.

**Table 7: How Former FBA-Funded Projects
Were Assured**

Proj. No.	Description	How Assured?	Status?
T-2	Stonebridge Parkway (Mod. 2-Lane Collector) (formerly Rancho Encantada Parkway)	Construction shall be assured by permit and bond	Construction Completed ^{3 4}
T-3	Old Creek Road (2 Lane Rural Roadway) (Secondary Fire Access Road)	Construction shall be assured by permit and bond	Construction Completed ⁵
T-5	Traffic Signal - Stonemill Drive at Pomerado Road	Funding provided to City of Poway ⁶	Assured; Will be constructed when intersection meets warrants
T-6	Pomerado Road eastbound at I-15 northbound off-ramp	Funding provided to Caltrans ⁷	Construction Completed ⁸
T-7	I-15 northbound off-ramp to Pomerado Road	Funding provided to Caltrans ⁹	Construction Completed
T-8	Pomerado Road/Scripps Poway Parkway Intersection Improvement	Funding provided to City of Poway ¹⁰	Construction Completed

³Dwg 31932-D; Permit W-51888

⁴Dwg.32529-D

⁵Dwg 31932-D, Permit W-51888

⁶Letter from the City of Poway contained in the Appendix.

⁷Caltrans letter and Contribution Agreement contained in the Appendix.

⁸Dwg. 32155-D, Permit W-51476

⁹Caltrans letter and Contribution Agreement contained in the Appendix.

¹⁰Letter from the City of Poway contained in the Appendix.

Proj. No.	Description	How Assured?	Status?
T-9	Spring Canyon Road between Scripps Ranch Boulevard and Pomerado Road	Developer to fund account at 301 st building permit with \$35,000 deposit and provide \$750,000 at 501 st building permit	Funds paid by developer: \$35,000 deposited into Fund 39302, \$750,000 deposited into Fund 39303.
P-3	Bicycle/Pedestrian/Equestrian Trail System	Construction shall be assured by permit and bond prior to recordation of the subdivision map in which the trails are located.	West Segment constructed; Balance of system under construction.

Table 7 - How Former FBA-funded Projects Were Assured

Developer Advance

Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are FBA funds available to provide either a cash reimbursement or credit against the developer's obligation to pay FBA fees. In other words, the "need" for the project may occur before there are FBA funds available to cover the costs of the project. In addition, a developer may have accumulated credits from one or more other FBA-funded projects such that he is unable to use credits as fast as he has earned them. In such cases, the CIP sheet for a given project will show the fiscal year in which it is anticipated that the developer will advance the cost of the project as a "Developer Advance" ("DEV. ADVANCE") and reimbursement in the fiscal years in which it is anticipated that funds would be available or when it is anticipated that the developer would take credits against his obligation to pay FBA fees. Subject to the actual availability of funds, the year(s) in which reimbursement or credit for the Developer Advance is shown may be accelerated to the fiscal year in which the Developer Advance is extended.

**TABLE - 8
RANCHO ENCANTADA - FACILITIES PROJECTS**

PROJECT NO.	DESCRIPTION	PROJECT YEAR	EST. COST (FY 2010)	FUNDING SOURCE		
				FBA	SUBDIV/DEV/CFD	OTHERS
TRANSPORTATION PROJECTS:						
T-1	STONEBRIDGE PARKWAY (4-Lane Collector) (formerly Rancho Encantada Pkwy)	Completed	\$883,000	\$0	\$883,000	\$0
T-2	STONEBRIDGE PARKWAY (Mod. 2-Lane Collector) (formerly Rancho Encantada Pkwy)	Completed	\$11,195,000	\$0	\$11,195,000	\$0
T-3	OLD CREEK ROAD (Two Lane Rural Roadway)(Secondary Fire Access Road)	Completed	\$1,370,500	\$0	\$1,370,500	\$0
T-4	POMERADO ROAD/STONEBRIDGE PKWY (Intersection Improvements)	Completed	\$1,808,000	\$0	\$1,808,000	\$0
T-5	TRAFFIC SIGNAL - STONEMILL DRIVE AT POMERADO ROAD	N/A	\$125,000	\$0	\$125,000	\$0
T-6	POMERADO ROAD EASTBOUND AT I-15 NORTHBOUND OFF-RAMP	Completed	\$287,000	\$0	\$287,000	\$0
T-7	I-15 NORTHBOUND OFF-RAMP TO POMERADO ROAD	Completed	\$325,000	\$0	\$325,000	\$0
T-8	POMERADO ROAD/SCRIPPS POWAY PARKWAY INTERSECTION IMPROVEMENTS	Completed	\$267,000	\$0	\$267,000	\$0
T-9	SPRING CANYON ROAD BETWEEN SCRIPPS RANCH BLVD AND POMERADO ROAD	N/A	\$928,000	\$0	\$785,000	\$141,000
T-10	POMERADO ROAD WEST TO I-15 SOUTHBOUND RAMP	N/A	\$500,000	\$0	\$500,000	\$0
TOTAL TRANSPORTATION PROJECTS:			\$17,708,500	\$0	\$17,865,500	\$141,000
PARK PROJECTS:						
P-1	NEIGHBORHOOD PARK NO. 1	Completed	\$7,100,000	\$3,900,000	\$3,200,000	\$0
P-2.1	COMMUNITY PARK - RECREATION BUILDING	Completed	\$0	\$0	\$0	\$0
P-2.2	COMMUNITY PARK - SWIMMING POOL	Completed	\$0	\$0	\$0	\$0
P-3	BICYCLE/PEDESTRIAN/EQUESTRIAN TRAIL SYSTEM	2003 - 2010	\$1,103,000	\$0	\$1,103,000	\$0
P-4	NEIGHBORHOOD PARK NO. 2	2008 - 2014	\$5,600,000	\$2,116,000	\$3,482,000	\$0
TOTAL PARK PROJECTS:			\$13,803,000	\$6,016,000	\$7,785,000	\$0
FIRE PROTECTION PROJECTS:						
F-1	FIRE STATION (located in Miramar Ranch North)	Completed	\$0	\$0	\$0	\$0
TOTAL FIRE PROTECTION PROJECTS:			\$0	\$0	\$0	\$0
LIBRARY PROJECTS:						
L-1	BRANCH LIBRARY (located in Scripps Miramar Ranch)	Completed	\$0	\$0	\$0	\$0
TOTAL LIBRARY PROJECTS:			\$0	\$0	\$0	\$0
WATER UTILITIES PROJECTS:						
U-1	SEWER MAINS ONSITE (mixed flows)	Completed	\$350,000	\$0	\$350,000	\$0
U-2	SEWER IMPROVEMENTS DOWNSTREAM OF PROJECT	Completed	\$2,650,000	\$0	\$2,550,000	\$0
U-3	DUAL 16" AND 12" WATER MAINS IN STONEBRIDGE PARKWAY (formerly Rancho Encantada F	Completed	\$2,840,000	\$0	\$2,840,000	\$0
U-4	1.68 MILLION GALLON WATER RESERVOIR AND PUMP STATION	Completed	\$3,300,000	\$0	\$3,300,000	\$0
TOTAL WATER UTILITIES PROJECTS:			\$8,840,000	\$0	\$8,840,000	\$0
TOTAL MISCELLANEOUS PROJECTS:			\$0	\$0	\$0	\$0
GRAND TOTALS:			\$40,348,500	\$6,016,000	\$34,188,500	\$141,000

Table 8 - Listing of Facility Projects

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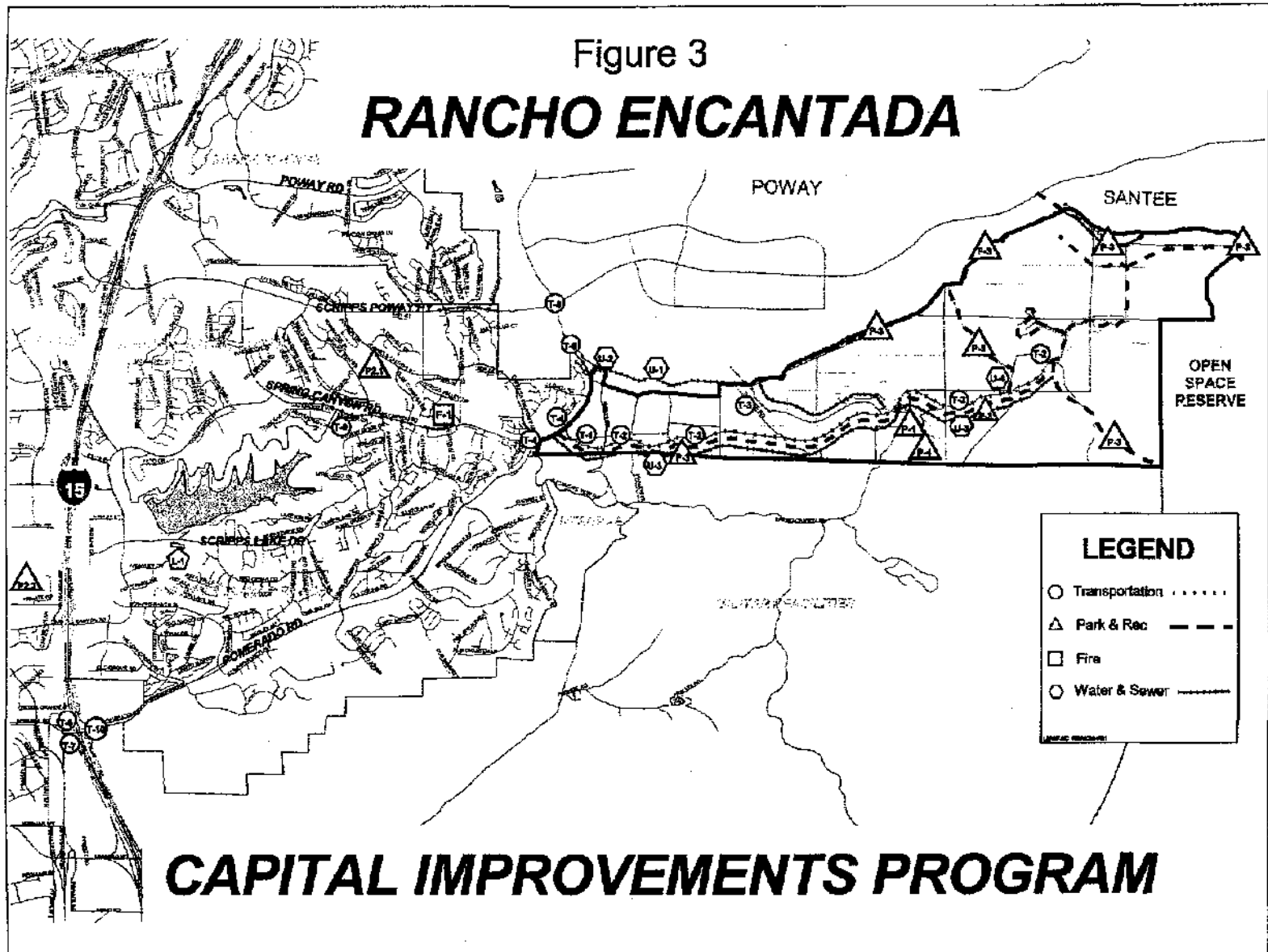


Figure 3 - Rancho Encantada Project Location Map

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TRANSPORTATION PROJECTS

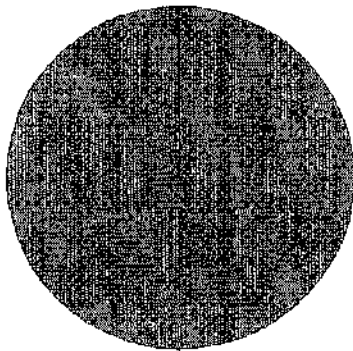
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: STONEBRIDGE PARKWAY (4-Lane Collector) (formerly Rancho Encantada Pkwy)

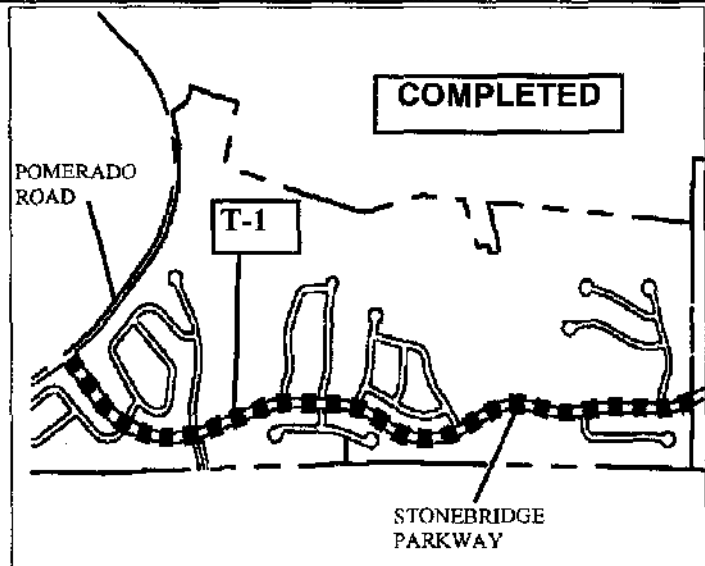
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CIP or WBS#:

PROJECT: T-1
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
0	SUBDIVIDER								
883,000	SUBDIVIDER / CFD	883,000							
0	OTHER								
0									
0									
0									
0									
883,000	TOTAL	883,000	-0	0	0	0	0	0	0



—SUBDIVIDER / CFD (\$883,000.00)



Description: Design and construct Stonebridge Parkway as a modified Four Lane Urban Collector for a distance of 800 lineal feet easterly of Pomerado Road plus transition to a Two Lane Collector for approximately 5,150 lineal feet to the easterly boundary of the Montecito boundary.

Justification: This project provides the primary access to the community.

Schedule: This segment of Stonebridge Parkway was constructed in 2004 concurrent with the first units built in Rancho Encantada.

Funding: This portion of the project was constructed by the developer and was funded by the Poway Unified School District CFD No. 11.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: STONEBRIDGE PARKWAY (Mod. 2-Lane Collector) (formerly Rancho Encantada Pkwy)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

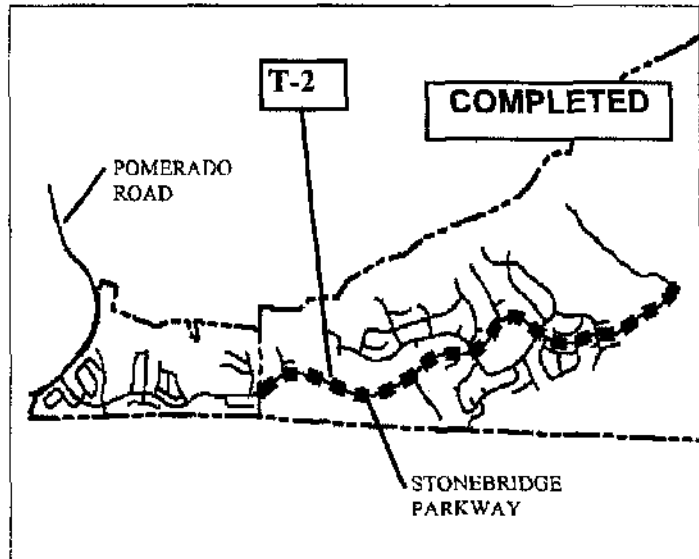
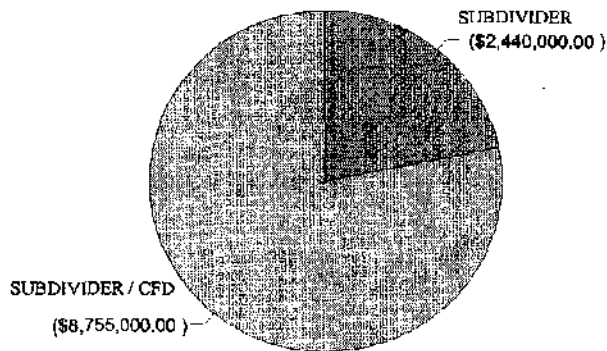
CIP or WBS#:

PROJECT: T-2

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
2,440,000	SUBDIVIDER	2,440,000						
8,755,000	SUBDIVIDER / CFD	8,755,000						
0	OTHER							
0								
0								
0								
0								
11,195,000	TOTAL	11,195,000	0	0	0	0	0	0



Description: Design and construct Stonebridge Parkway as a Two Lane Collector for approximately 12,950 lineal feet from the easterly limits of Montecito to the access point for Planning Area 11.

Justification: This project provides the primary access to the precise plan area.

Schedule: Construction of this segment of Stonebridge Parkway was completed.

Funding: The portion of the project from the easterly boundary of Montecito to the school/park site was funded by the Poway Unified School District CFD No. 11.

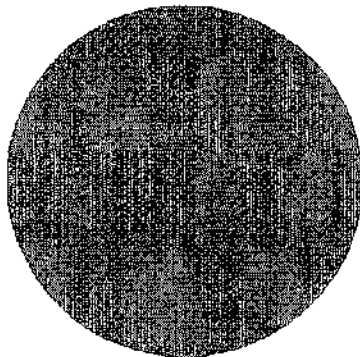
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: OLD CREEK ROAD (Two Lane Rural Roadway)(Secondary Fire Access Road)

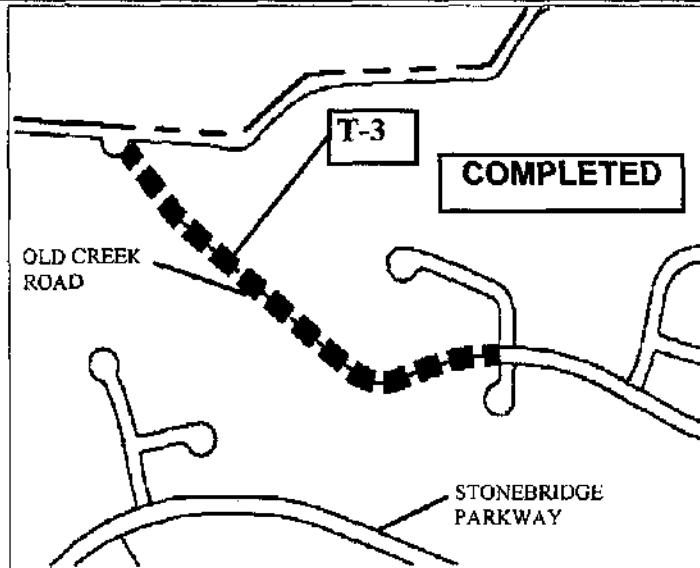
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CLP or WBS#:

PROJECT: T-3
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
1,370,500	SUBDIVIDER	1,370,500							
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0									
1,370,500	TOTAL	1,370,500	0	0	0	0	0	0	0



SUBDIVIDER (\$1,370,500.00)



Description: Design and construct 6,000 lineal feet of Rural Local Roadway to serve as a secondary access and fire service to the precise plan area. Roadway extends from Stonebridge Parkway to the northerly limits of precise plan area.

Justification: This roadway provides for a secondary access to the precise plan area, primarily for fire equipment access and other emergency vehicles.

Schedule: Construction of Old Creek Road was completed.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: POMERADO ROAD/STONEBRIDGE PKWY (Intersection Improvements)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

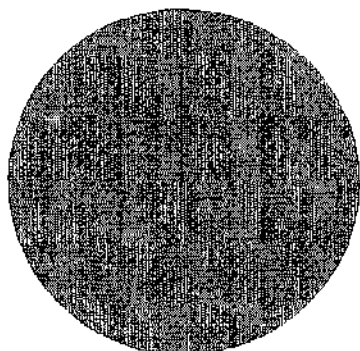
CIP or WBS#:

PROJECT: T-4

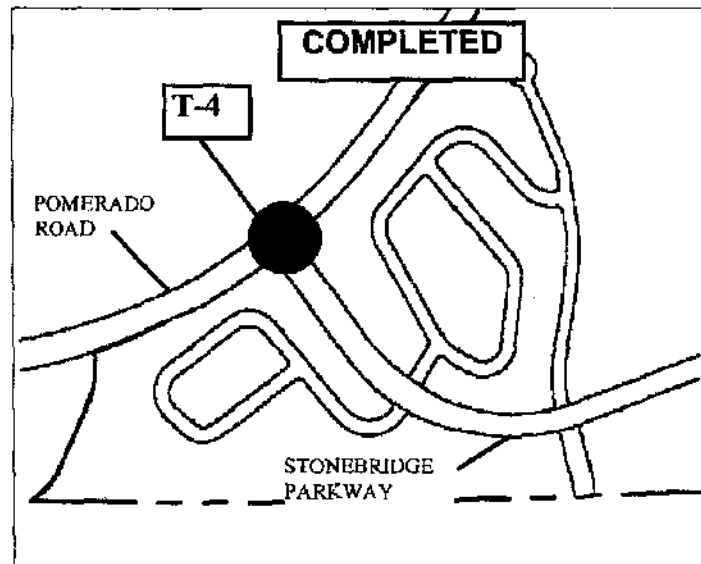
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
1,808,000	SUBDIVIDER / CFD	1,808,000						
0	OTHER							
0								
0								
0								
0								
1,808,000	TOTAL	1,808,000	0	0	0	0	0	0



— SUBDIVIDER / CFD (\$1,808,000.00)



Description: Design and Construct improvements at the intersection of Stonebridge Parkway and Pomerado Road to accommodate new project entry into planning area. This project shall also include the construction of Pomerado Road from Spring Canyon Road to north of Legacy Road as a Modified Four-Lane Major Street, with appropriate transitions, signal, satisfactory to the City Engineer (approximately 3,800 lineal feet).

Justification: This project addresses the impacts associated with the addition of a new intersection on Pomerado Road.

Schedule: These improvements were constructed in 2004 concurrent with the first residential units in Rancho Encantada, as required by the City Engineer.

Funding: These improvements were funded by the Poway Unified School District CFD No. 11.

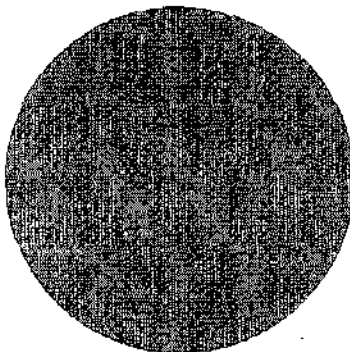
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: TRAFFIC SIGNAL - STONEMILL DRIVE AT POMERADO ROAD

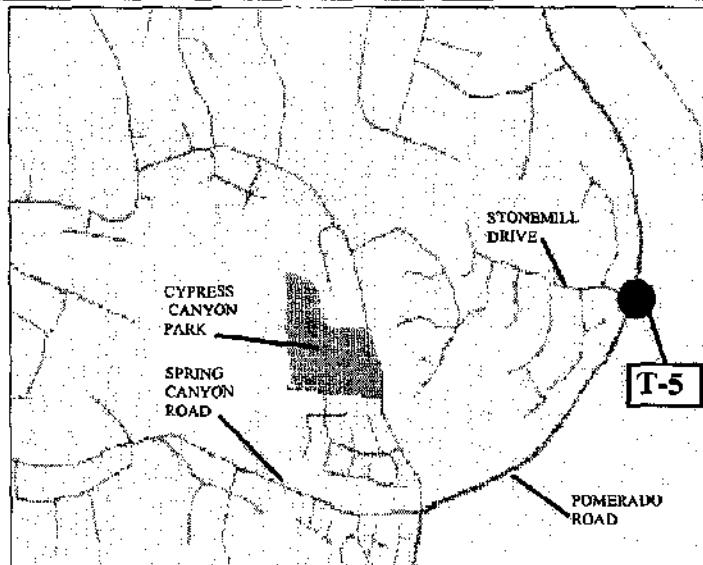
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CIP or WBS#:

PROJECT: T-5
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
125,000	SUBDIVIDER		125,000					
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
125,000	TOTAL	0	125,000	0	0	0	0	0



SUBDIVIDER (\$125,000.00)



Description: The installation of a traffic signal at this location.

Justification: Access for Stonemill Drive must be provided while maintaining efficient traffic operations on Pomerado Road. The traffic signals will allow pedestrians to cross at a controlled intersection. This improvement will improve traffic conditions that concern the community.

Schedule: Construction will occur at a later date when the full impact of the traffic created by the Community has been realized.

Funding: Subdivider has provided funds to the City of Poway for this project. This payment satisfies the subdivider's obligation to this project.

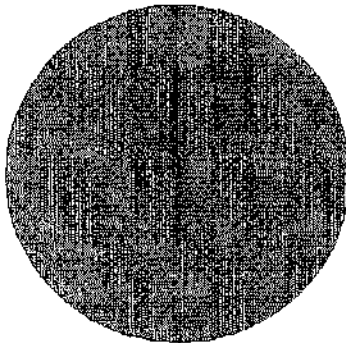
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: POMERADO ROAD EASTBOUND AT I-15 NORTHBOUND OFF-RAMP

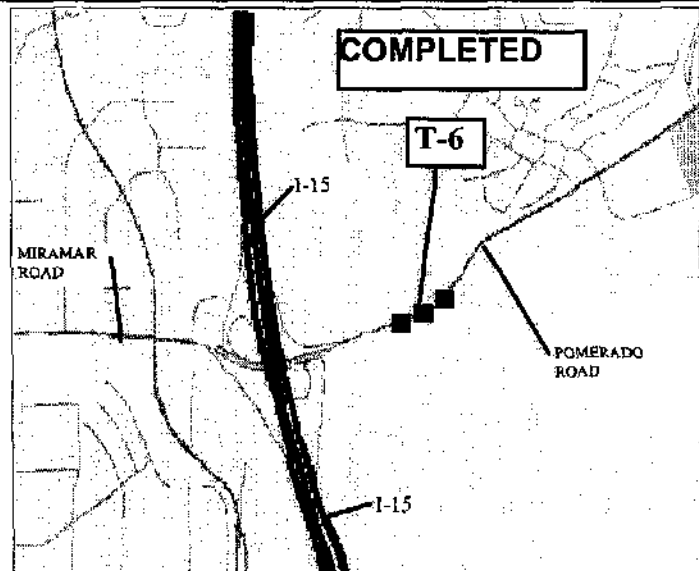
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CIP or WBS#:

PROJECT: T-6
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
287,000	SUBDIVIDER	287,000						
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
0								
287,000	TOTAL	287,000	0	0	0	0	0	0



SUBDIVIDER (\$287,000.00)



Description: The addition of up to twelve feet of additional paving width between the US Navy/Marine Reserve driveway and the USIU secondary driveway (approximately 600 feet of additional merging distance). The second component of this improvement would reconfigure the merge into two distinct merges. The two lanes of eastbound traffic on Pomeroado crossing the overpass over I-15 would merge just after the off-ramp. This newly merged single lane would then merge with the eastbound off-ramp traffic approximately 700 feet further east. Right-of-way currently exists to construct project.

Justification: The improvement would reduce the magnitude and frequency of back-ups onto the I-15 main lanes. The proposed improvement would reduce queues and traffic delays by removing the eastbound merging constraints. This improvement would offset the community's traffic impacts at this location and address impacts from future area growth.

Schedule: These improvements were completed by CALTRANS.

Funding: Subdivider has provided funds to CALTRANS for this project. This payment satisfies the subdivider's obligation to this project.

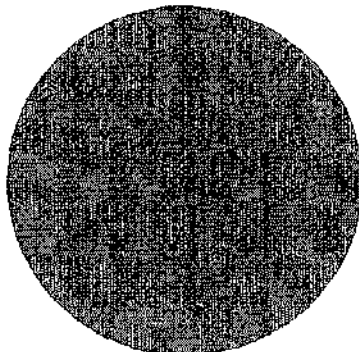
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: I-15 NORTHBOUND OFF-RAMP TO POMERADO ROAD

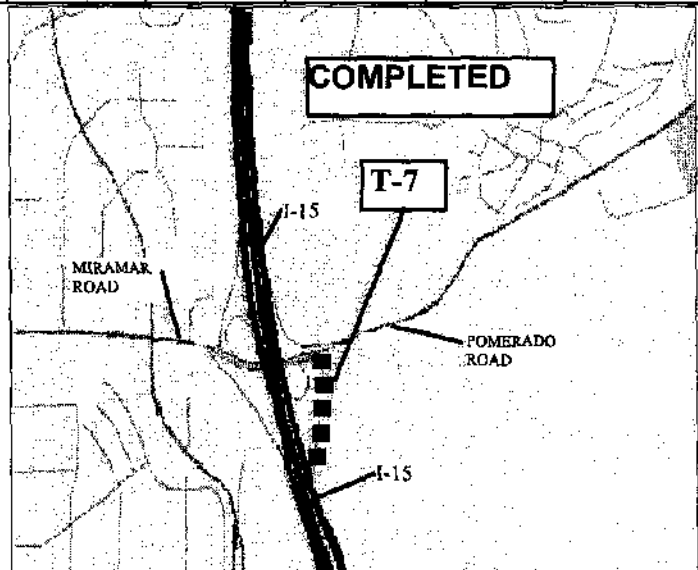
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CIP or WBS#:

PROJECT: T-7
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
325,000	SUBDIVIDER	325,000							
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0									
325,000	TOTAL	325,000	0	0	0	0	0	0	0



— SUBDIVIDER (\$325,000.00)



Description: This project addresses the ramp queue storage deficiency. Currently, the off-ramp consists of one lane for approximately 750 feet flaring to two lanes and, finally, to three lanes near the Pomerado Road intersection. This improvement would widen the ramp to accommodate two lanes shortly after exiting the freeway, providing 900 feet of additional storage. Striping and signing improvements would be required in order to designate the right lane for eastbound only traffic and the left lane for westbound only traffic. Right-of-way currently held by Caltrans.

Justification: The improvement will reduce the magnitude and frequency of back-ups onto the I-15 main lanes. The improvement will provide approximately 900 feet of additional lane, providing 1,500 feet of queue storage on the ramp for both the left and the right turning movements at Pomerado Road. This improvement would offset the community's traffic impacts at this location and address impacts from future area growth.

Schedule: These improvements were completed by CALTRANS.

Funding: Subdivider has provided funds to CALTRANS for this project. This payment satisfies the subdivider's obligation to this project.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: POMERADO ROAD/SCRIPPS POWAY PARKWAY INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

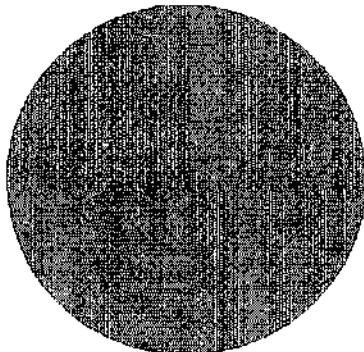
CIP or WBS#:

PROJECT: T-8

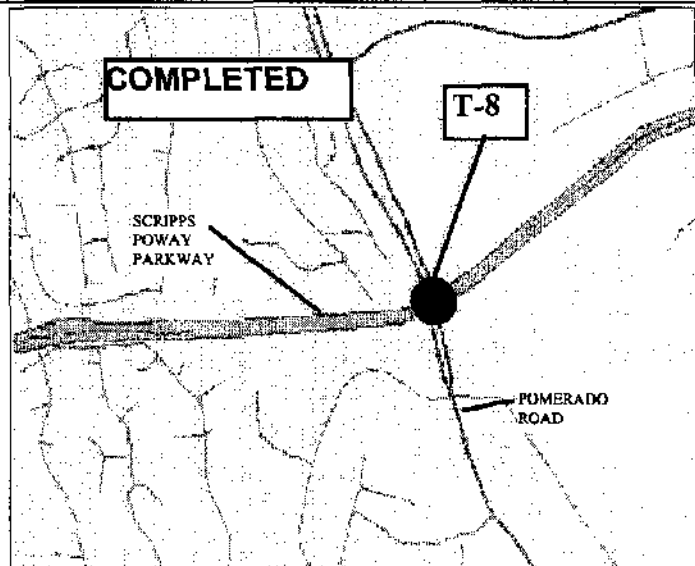
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
287,000	SUBDIVIDER	287,000							
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0									
287,000	TOTAL	287,000	0	0	0	0	0	0	0



— SUBDIVIDER (\$287,000.00)



Description: The addition of a second left-turn lane to westbound Scripps Poway Parkway and a second left-turn lane northbound Pomerado Road. The two additional left-turn lanes will be added within the overall existing intersection geometry.

Justification: The improvement will raise the intersection level of service (LOS) to an acceptable LOS "D" by providing additional left-turn storage. This improvement would offset the community's traffic impacts at this location.

Schedule: Construction completed.

Funding: Subdivider has provided funds to the City of Poway for this project. This payment satisfies the subdivider's obligation to this project.

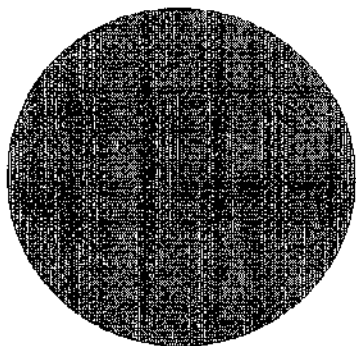
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SPRING CANYON ROAD BETWEEN SCRIPPS RANCH BLVD AND POMERADO ROAD

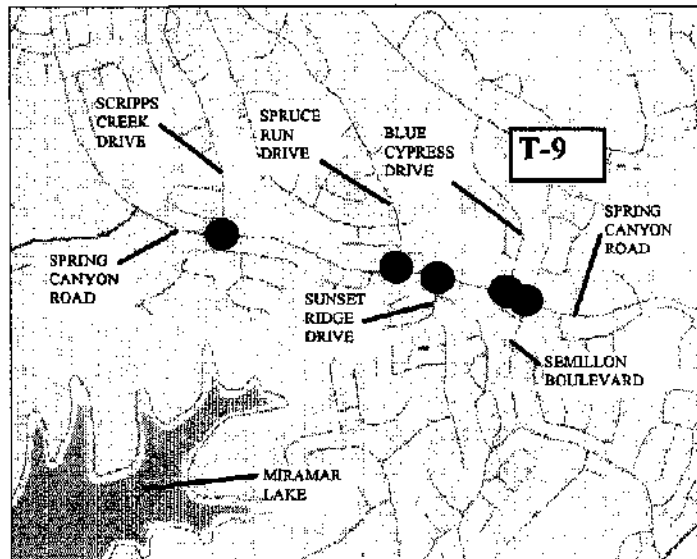
DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS
CIP or WBS#: 52-307.0

PROJECT: T-9
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
785,000	SUBDIVIDER		785,000					
0	SUBDIVIDER / CFD							
141,000	OTHER	141,000						
0								
0								
0								
926,000	TOTAL	141,000	785,000	0	0	0	0	0



SUBDIVIDER (\$785,000.00)



Description: The installation of traffic signals at three locations and the construction of raised medians at a number of intersections to reduce cut-through traffic on local collector streets. The project includes interconnection of the traffic signals in the segment. The intersections, subject to change based on the results of a traffic study, where the improvements are proposed:

1. Spring Canyon Road/Spruce Run Drive (Signal and median)
2. Spring Canyon Road/Sunset Ridge Drive (Median)
3. Spring Canyon Road/Semillon Boulevard (Signal and median)
4. Spring Canyon Road/Scripps Creek Drive (Signal and median) - completed
5. Spring Canyon Road/Blue Cypress (Median)

Justification: The traffic signals would allow pedestrians to cross at controlled intersections. The raised medians at the three intersections would provide additional control of the traffic movements. The additional raised medians at specific intersections would reduce cut-through traffic on local collector streets. Interconnecting the traffic signals would be an effective means of controlling traffic speeds without sacrificing roadway capacity.

Schedule: Subdivider has provided funds. These payments satisfy the subdivider's obligation to the project. Construction of the project will occur at a later date when the full impact of the traffic created by the community has been realized.

Funding: The \$141,000 "Other" funding was paid for the signal at Spring Canyon Drive and Scripps Creek Drive.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: POMERADO ROAD WEST TO I-15 SOUTHBOUND RAMP

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

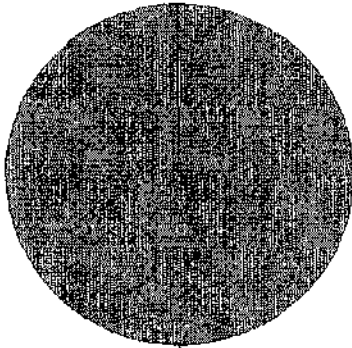
CIP or WBS#:

PROJECT: T-10

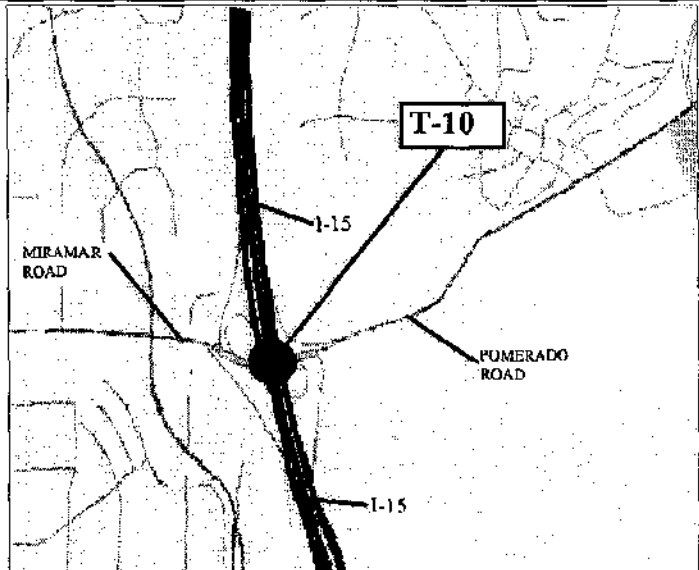
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	FBA								
500,000	SUBDIVIDER	500,000							
0	SUBDIVIDER / CFD								
0	OTHER								
0									
0									
0									
0									
500,000	TOTAL	500,000	0	0	0	0	0	0	0



— SUBDIVIDER (\$500,000.00)



Description: Design and construct a second lane to the on-ramp entrance and add a high occupancy vehicle (carpool) bypass lane.

Justification: Future growth in the area is expected to add additional traffic delays and queue length during the morning peak hour to the westbound Pomerado Road to southbound I-15 on-ramp. The improvement would reduce queues and traffic delays by providing more efficient access onto the ramp from Pomerado Road. The improvement would offset the project's projected traffic impacts at this location and address impacts from future area growth.

Schedule: These improvements have been assured by the City Engineer concurrent with the construction of the first residential units in Rancho Encantada.

Funding: Subdivider has previously provided funds to CALTRANS for this project. This payment satisfies the subdivider's obligation to this project.

PARK PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NEIGHBORHOOD PARK NO. 1

DEPARTMENT: PARK AND RECREATION

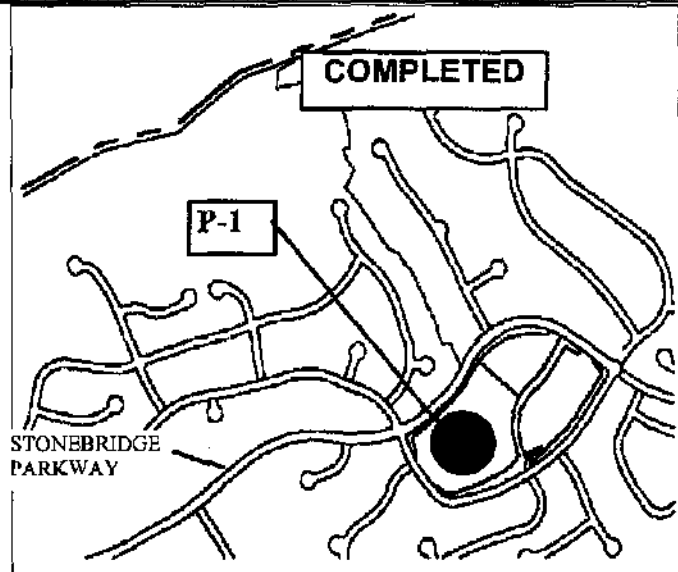
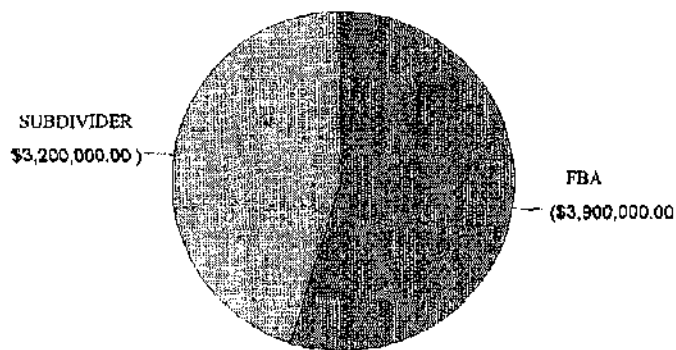
CIP or WBS#: 29-610.0

PROJECT: P-1

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho, Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010				
3,900,000	FBA	2,800,000		1,100,000				
3,200,000	SUBDIVIDER	3,200,000						
0	SUBDIVIDER / CFD							
0	DEV. ADVANCE	1,100,000		(1,100,000)				
0	OTHER							
0								
0								
7,100,000	TOTAL	7,100,000	0	0	0	0	0	0



Description: This project provides for the acquisition and development of a neighborhood park, consisting of approximately 8.0 useable acres.

Justification: This park will be located in the core of the community. In accordance with the City of San Diego's "Progress Guide and General Plan", new development is to provide 2.4 acres of park land improvement for every 1,000 people. With an estimated population of 3,328, the required park acreage would be 8 acres. The project meets this requirement. The park has been prepared with the concept that it is centrally located, therefore accessible via bicycle and pedestrians and is planned to include both active and passive activities. At 2.4 acres per 1,000 population, this park site satisfies the acreage requirements for this community as set forth in the general plan.

Schedule: Construction was completed in FY 2009.

Funding: The developer of Rancho Encantada will contribute the land for this site and will construct the park improvements with reimbursement from the FBA per terms of an existing reimbursement agreement.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK - RECREATION BUILDING

DEPARTMENT: PARK AND RECREATION

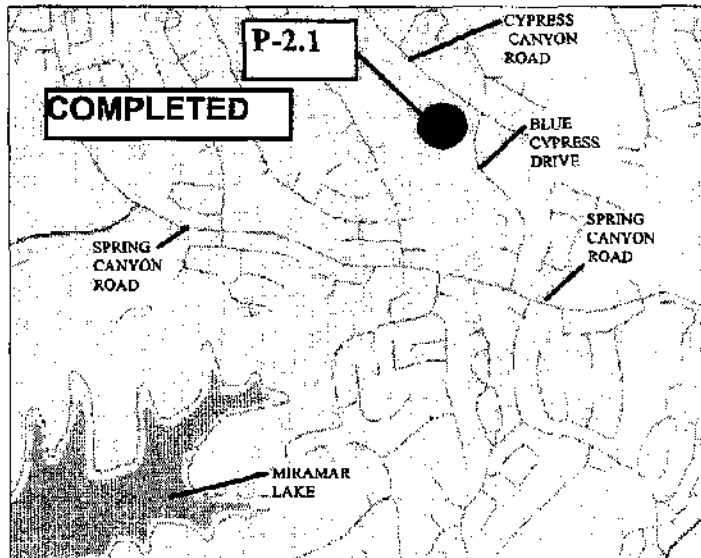
CIP or WBS#:

PROJECT: P-2.1

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Rancho Encantada will be served by the recreation center located on the community park site in Miramar Ranch North. Refer to project no. 9-45, Recreation Building, in the Miramar Ranch North Public Facilities Financing Plan.

Justification: General Plan Guidelines indicated that a recreation building should be provided at the community park site when the service population reaches 18,000 - 25,000 people within a radius of approximately 1 1/2 miles.

Ref: MRN PROJ: 9-45

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: COMMUNITY PARK - SWIMMING POOL

DEPARTMENT: PARK AND RECREATION

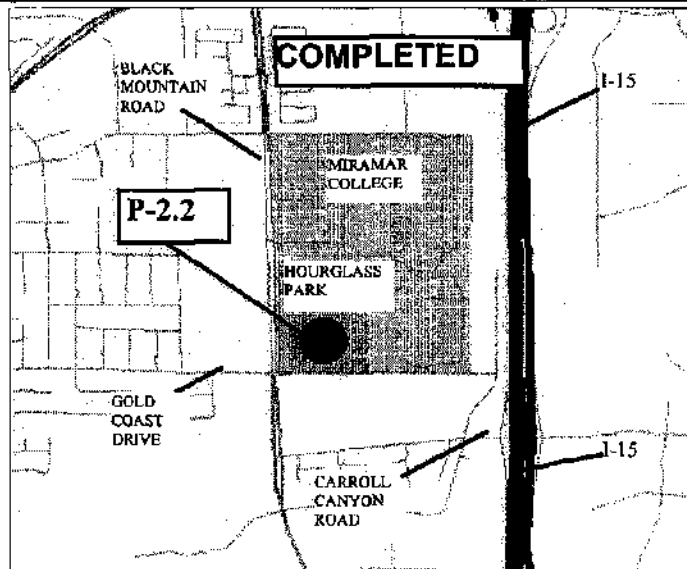
CIP or WBS#:

PROJECT: P-2.2

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Rancho Encantada will be served by the existing pool located at Hourglass Park in Mira Mesa. Refer to project 15-64A, Mira Mesa Community Park No. 3 - Development.

Justification: General Plan Guidelines indicated that a community swimming pool should be provided at the community park site when the service population reaches approximately 50,000 people.

Ref: MM PROJ: 15-64A

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BICYCLE/PEDESTRIAN/EQUESTRIAN TRAIL SYSTEM

DEPARTMENT: PARK AND RECREATION

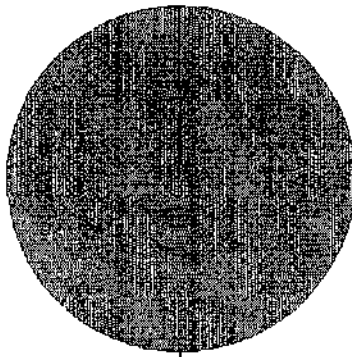
CIP or WBS#:

PROJECT: P-3

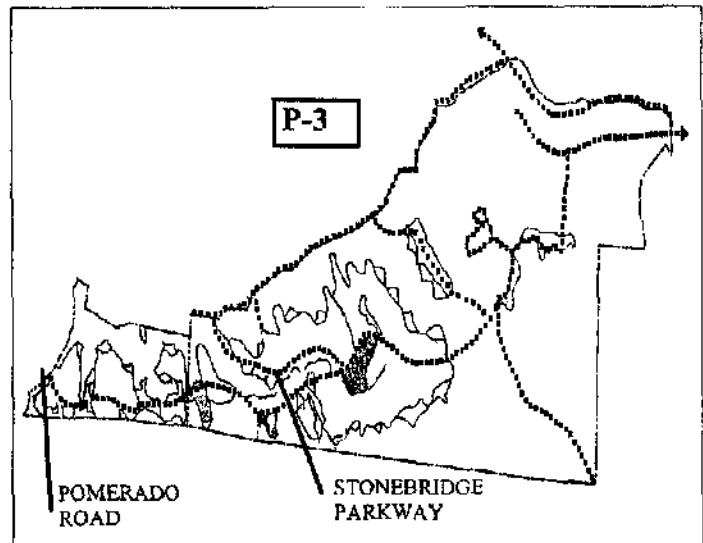
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010				
0	FBA							
1,103,000	SUBDIVIDER	993,000		110,000				
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
1,103,000	TOTAL	993,000	0	110,000	0	0	0	0



—SUBDIVIDER (\$1,103,000.00)



Description: The project provides for the design and construction of approximately 35,000 lineal feet (6.5 miles) of hiking and riding trails to be located throughout the community in accordance with the precise plan. The trail system will consist of a network of paved (8,000 LF), improved multi-purpose (13,000 LF) and unpaved (14,000 LF) trails, and will provide access into the MSCP Preserve Area of Sycamore Canyon.

Justification: The system of trails have been incorporated as an integral component of the precise plan for Rancho Encantada.

Schedule: Funding for this project has been phased to coincide with the acquisition and or development of the right-of-way and open space parcels in which the trails will be located. The system of trails will be completed prior to buildout of the community. The first segment of this project was constructed concurrent with companion project T-1.

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: NEIGHBORHOOD PARK NO. 2

DEPARTMENT: PARK AND RECREATION

CIP or WBS#: 29-612.0

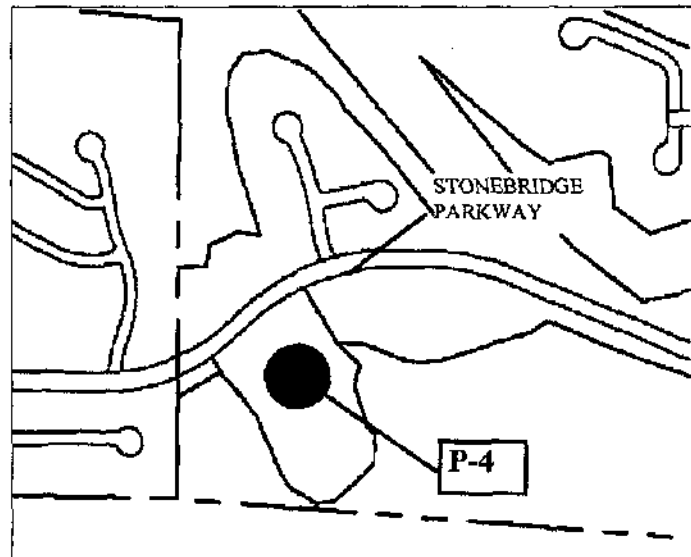
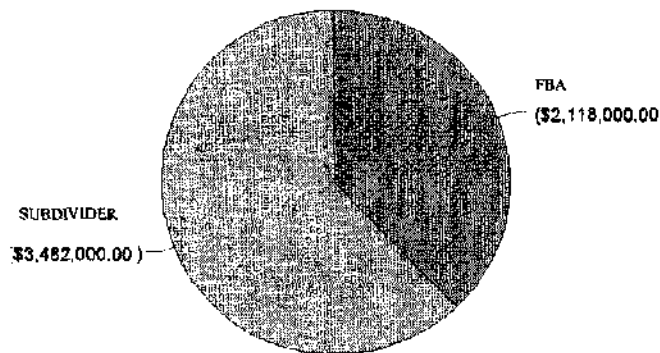
S-00652.08

PROJECT: P-4

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012	2013	2014
2,118,000	FBA		78,000	1,620,000	253,000	154,000	13,000	
3,482,000	SUBDIVIDER		2,400,000					1,082,000
0	SUBDIVIDER / CFD							
0	DEV. ADVANCE		500,000	1,002,000	(253,000)	(154,000)	(13,000)	(1,082,000)
0	OTHER							
0								
0								
5,600,000	TOTAL	0	2,978,000	2,622,000	0	0	0	0



Description: This project provides for the acquisition and development of approximately 6.0 useable acres for a neighborhood park to be located at the institutional site, as depicted in the precise plan.

Justification: This park exceeds the general plan standards for population based parks based upon the population anticipated solely for Rancho Encantada. However, construction of this park will help address the combined park requirements for all of the neighboring communities, i.e. Scripps Ranch, Miramar Ranch North and Rancho Encantada.

Schedule: Design was completed with construction scheduled to commence in FY 2010.

Funding: The developer of Rancho Encantada will contribute the land for this site and will construct the park improvements with reimbursement from the FBA, consistent with the obligations set forth in the "Big Five" Agreement, a copy of which is attached in the Appendix. The original construction budget, expressed in FY2002 dollars, was \$1,500,000. The park's general development plan and associated scope of work was then prepared, reviewed, and approved by the City. Based on such approvals, the budget was modified to \$3,200,000. At buildout of this community, approximately \$2,118,000 in FBA fees will have been collected for this project. (The amount of available FBA fees could be larger depending on the final cost of P-1). After exhausting all remaining FBA funds, the master developer will fund whatever the remaining balance of the project cost was as a subdivider expense. The terms above will be included in a reimbursement agreement with the master developer.

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FIRE PROTECTION PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: FIRE STATION (located in Miramar Ranch North)

DEPARTMENT: FIRE

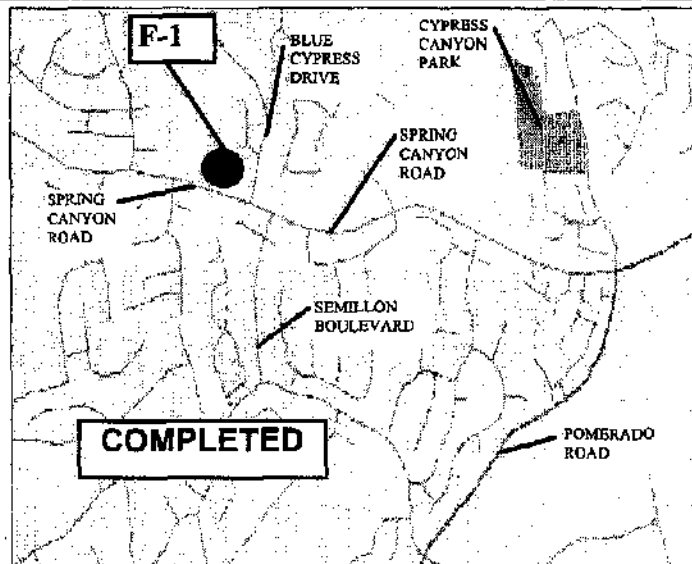
CIP or WBS#:

PROJECT: F-1

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Rancho Encantada will be served by existing Fire Station #37 which is located in Miramar Ranch North and was designed in FY 1999. Refer to project No. 34-40, Fire Station #37 in the Scripps Miramar Ranch Public Facilities Financing Plan.

Schedule: Fire Station #37 was placed in service in October 2001.

Justification: This station replaced the temporary station in Scripps Miramar Ranch and provides permanent fire protection to the Miramar Ranch North, Scripps Miramar Ranch, and Rancho Encantada communities. It is consistent with Council Resolution 210519 to provide six minute response times to residential areas and provides back-up for the Mira Mesa, Rancho Penasquitos, Carmel Mountain Ranch, Sabre Springs and Rancho Bernardo areas.

Ref: SMR PROJ: 34-40

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LIBRARY PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: BRANCH LIBRARY (located in Scripps Miramar Ranch)

DEPARTMENT: LIBRARY

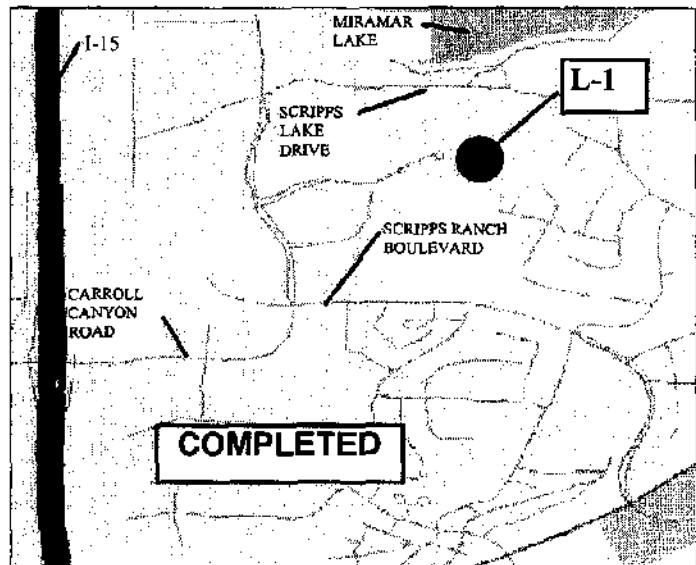
CIP or WBS#:

PROJECT: L-1

COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
0	SUBDIVIDER / CFD							
0	OTHER							
0								
0								
0								
0								
0	TOTAL	0	0	0	0	0	0	0



Description: Rancho Encantada will be served by the existing Scripps Miramar Ranch library located within the Meanly Ranch area. The project was completed in FY 1993. Refer to project No. 34-30, Scripps Miramar Ranch Branch Library in the Scripps Miramar Ranch Public Facilities Financing Plan.

Justification: The library will serve the Rancho Encantada, Scripps Miramar Ranch, and Miramar Ranch North communities.

Ref: SMR PROJ: 34-30

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WATER AND SEWER PROJECTS

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SEWER MAINS ONSITE (mixed flows)

DEPARTMENT: METROPOLITAN WASTEWATER

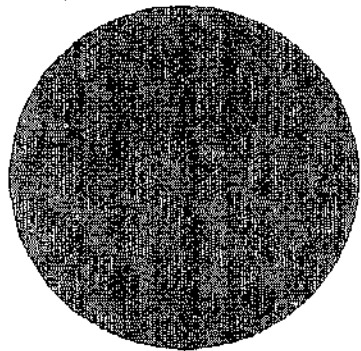
CIP or WBS#:

PROJECT: U-1

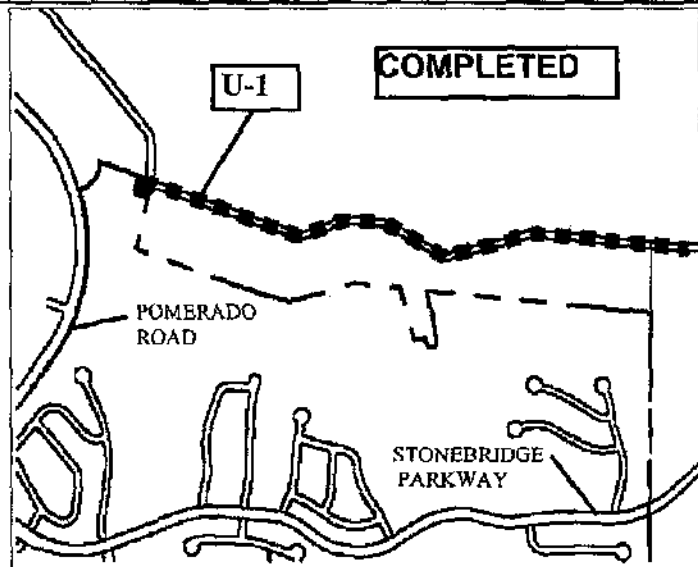
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
350,000	SUBDIVIDER / CFD	350,000						
0	OTHER							
0								
0								
0								
350,000	TOTAL	350,000	0	0	0	0	0	0



— SUBDIVIDER / CFD (\$350,000.00)



Description: Design and construction of onsite sewer mains that serve both the Montecito and Sycamore Canyon developments.

Justification: This project is required in order to provide sewer services for Rancho Encantada.

Schedule: These improvements were constructed concurrent with the development in order to provide sewer service for Rancho Encantada.

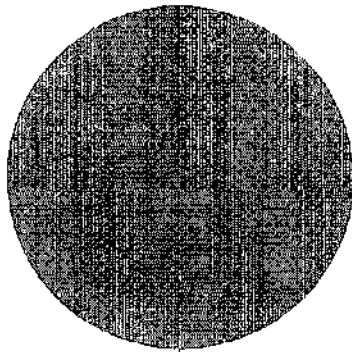
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: SEWER IMPROVEMENTS DOWNSTREAM OF PROJECT

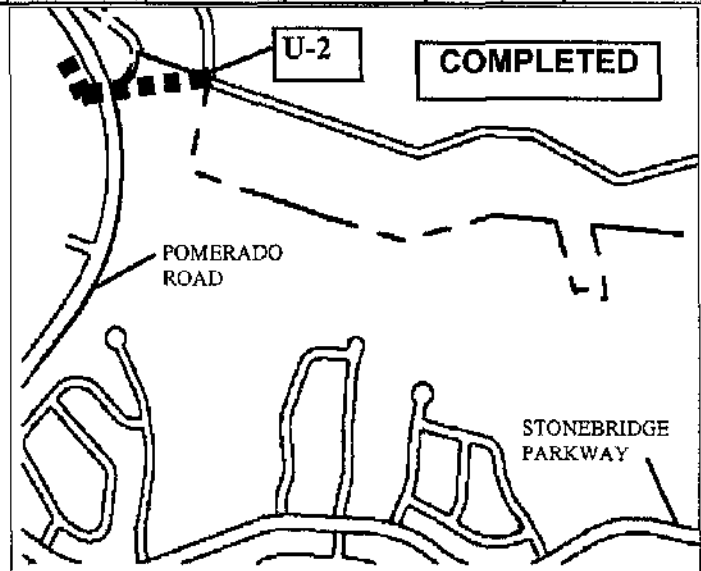
DEPARTMENT: METROPOLITAN WASTEWATER
CIP or WBS#:

PROJECT: U-2
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
2,550,000	SUBDIVIDER / CFD	2,550,000						
0	OTHER							
0								
0								
0								
0								
2,550,000	TOTAL	2,550,000	0	0	0	0	0	0



SUBDIVIDER / CFD (\$2,550,000.00)



Description: Design and construction of an outfall sewer to serve the entire Rancho Encantada precise plan area.

Justification: A gravity sewer main was constructed to provide sewer service to Rancho Encantada.

Schedule: These improvements were constructed concurrent with the development in order to provide sewer service for Rancho Encantada.

CITY OF SAN DIEGO

FACILITIES FINANCING PROGRAM

TITLE: DUAL 16" AND 12" WATER MAINS IN STONEBRIDGE PARKWAY (formerly Rancho Encantada Parkway)

DEPARTMENT: WATER

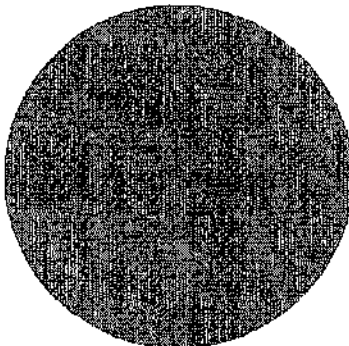
CIP or WBS#:

PROJECT: U-3

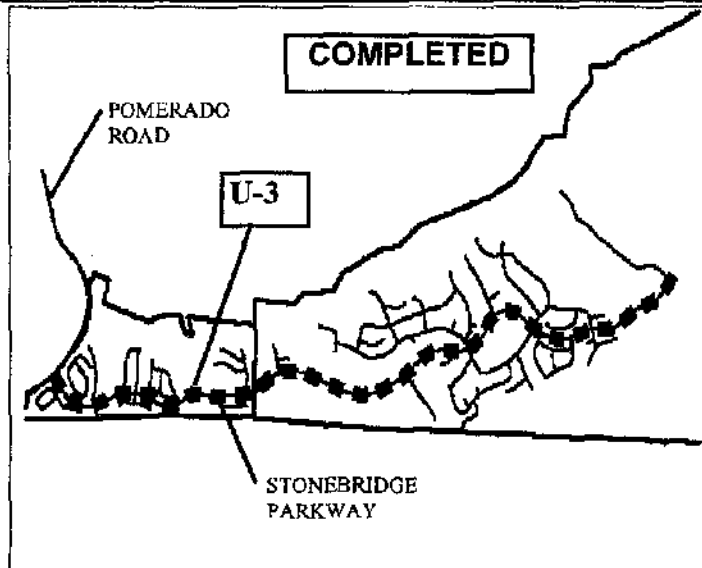
COUNCIL DISTRICT: 7

COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
2,640,000	SUBDIVIDER / CFD	2,640,000						
0	OTHER							
0								
0								
0								
0								
2,640,000	TOTAL	2,640,000	0	0	0	0	0	0



— SUBDIVIDER / CFD (\$2,640,000.00)



Description: Domestic water service is to be supplied from the City's adjacent water service area, through a connection to a 12-inch pipeline near the intersection of Spring Canyon Road and Pomerado Road. This supply pipeline is part of the City's 1020 zone service system. The water supply systems consist of approximately 16,000 linear feet of 16" diameter water main and 1,600 linear feet of 12" diameter water main.

Justification: This project is required to provide domestic water service to new development .

Schedule: Construction completed.

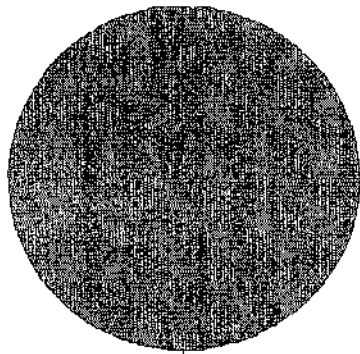
CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: 1.66 MILLION GALLON WATER RESERVOIR AND PUMP STATION

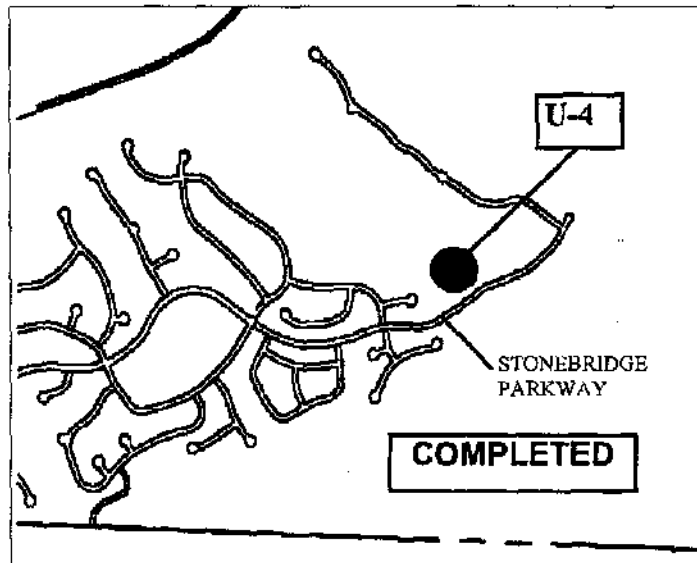
DEPARTMENT: WATER
CIP or WBS#:

PROJECT: U-4
COUNCIL DISTRICT: 7
COMMUNITY PLAN: Rho. Encantada

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	FBA							
0	SUBDIVIDER							
3,300,000	SUBDIVIDER / CFD	3,300,000						
0	OTHER							
0								
0								
0								
0								
3,300,000	TOTAL	3,300,000	0	0	0	0	0	0



— SUBDIVIDER / CFD (\$3,300,000.00)



Description: Design and construction of a 1.66 million gallon reservoir (1135 zone) and a pump station to serve the 1250 zone.

Justification: The water storage reservoir will be located within the 1135 zone and supply water demands for the 1020, and 1135 zones, by gravity. The water storage reservoir will also provide fire flow storage capacity, in accordance with the City of San Diego's design standards.

Schedule: Construction completed.

Assessment Roll

RANCHO ENCANTADA

SF =	\$2,918						08-07-2009 / 08-07-2009(Doc# 62) / Rev 03-25-2009
MF =	\$2,042						TYPES OF DEVELOPMENT CA = Commercial, IA = Industrial, INSTIT = Institutional
							SF = Single Family, MF = Multi Family, OS = Open Space, NA = Non Applicable
ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
1	3251210100	FM15128	LOT 292	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210200	FM15128	LOT 293	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210300	FM15128	LOT 294	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210400	FM15128	LOT 295	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210500	FM15128	LOT 296	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210600	FM15128	LOT 297	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210700	FM15128	LOT 298	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210800	FM15128	LOT 299	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251210900	FM15128	LOT 300	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211000	FM15128	LOT 301	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211100	FM15128	LOT 302	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211200	FM15128	LOT 303	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211400	FM15128	LOT 305	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211500	FM15128	LOT 306	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211600	FM15128	LOT 307	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211700	FM15128	LOT 308	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211800	FM15128	LOT 309	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251211900	FM15128	LOT 310	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251212000	FM15128	LOT 311	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251212700	FM15562	LOT 1	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310100	FM15132	LOT 492	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310200	FM15132	LOT 493	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310300	FM15132	LOT 494	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310400	FM15132	LOT 495	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310500	FM15132	LOT 496	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310600	FM15132	LOT 497	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310700	FM15132	LOT 498	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251310800	FM15132	LOT 499	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251311600	FM15132	LOT 507	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251311700	FM15132	LOT 508	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251311800	FM15132	LOT 509	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251311900	FM15132	LOT 510	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312000	FM15132	LOT 511	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312100	FM15132	LOT 512	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312200	FM15132	LOT 513	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312300	FM15132	LOT 514	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312400	FM15132	LOT 515	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312500	FM15132	LOT 516	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312600	FM15132	LOT 517	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251312700	FM15132	LOT 518	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251313400	FM15563	LOT 1	SF	1	\$2,918	BROOKFIELD 10 L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
1	3251313500	FM15563	LOT 2	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251313600	FM15563	LOT 3	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251313700	FM15563	LOT 4	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251313800	FM15563	LOT 5	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251313900	FM15563	LOT 6	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251314000	FM15563	LOT 7	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500100	FM15129	LOT 312	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500200	FM15129	LOT 313	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500300	FM15129	LOT 314	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500400	FM15129	LOT 315	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500500	FM15129	LOT 316	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500600	FM15129	LOT 317	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500700	FM15129	LOT 318	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500800	FM15129	LOT 319	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251500900	FM15129	LOT 320	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501000	FM15129	LOT 321	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501100	FM15129	LOT 322	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501200	FM15129	LOT 323	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501300	FM15129	LOT 324	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501400	FM15129	LOT 325	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501500	FM15129	LOT 326	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501600	FM15129	LOT 327	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501700	FM15129	LOT 328	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501800	FM15129	LOT 329	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251501900	FM15129	LOT 330	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502000	FM15129	LOT 331	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502100	FM15129	LOT 332	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502200	FM15129	LOT 333	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502300	FM15129	LOT 334	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502400	FM15129	LOT 335	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502500	FM15129	LOT 336	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502600	FM15129	LOT 337	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502700	FM15129	LOT 338	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502800	FM15129	LOT 339	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251502900	FM15129	LOT 340	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503000	FM15129	LOT 341	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503100	FM15129	LOT 342	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503200	FM15129	LOT 343	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503300	FM15129	LOT 344	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503400	FM15129	LOT 345	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503500	FM15129	LOT 346	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503600	FM15129	LOT 347	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503700	FM15129	LOT 348	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503800	FM15129	LOT 349	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251503900	FM15129	LOT 350	SF	1	\$2,918	BROOKFIELD 10 L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
1	3251504000	FM15129	LOT 351	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504100	FM15129	LOT 352	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504200	FM15129	LOT 353	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504300	FM15129	LOT 354	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504400	FM15129	LOT 355	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504500	FM15129	LOT 356	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504600	FM15129	LOT 357	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504700	FM15129	LOT 358	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504800	FM15129	LOT 359	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251504900	FM15129	LOT 360	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505000	FM15129	LOT 361	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505100	FM15129	LOT 362	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505200	FM15129	LOT 363	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505300	FM15129	LOT 364	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505400	FM15129	LOT 365	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505500	FM15129	LOT 366	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505600	FM15129	LOT 367	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505700	FM15129	LOT 368	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505800	FM15129	LOT 369	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251505900	FM15129	LOT 370	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506000	FM15129	LOT 371	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506100	FM15129	LOT 372	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506200	FM15129	LOT 373	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506300	FM15129	LOT 374	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506400	FM15129	LOT 375	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506500	FM15129	LOT 376	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506600	FM15129	LOT 377	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506700	FM15129	LOT 378	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506800	FM15129	LOT 379	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251506900	FM15129	LOT 380	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251507000	FM15129	LOT 381	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251507100	FM15129	LOT 382	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251700400	FM15133	LOT 522	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251700500	FM15133	LOT 523	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251700600	FM15133	LOT 524	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701000	FM15133	LOT 528	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701100	FM15133	LOT 529	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701200	FM15133	LOT 530	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701300	FM15133	LOT 531	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701400	FM15133	LOT 532	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701500	FM15133	LOT 533	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701600	FM15133	LOT 534	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701700	FM15133	LOT 535	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701800	FM15133	LOT 536	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251701900	FM15133	LOT 537	SF	1	\$2,918	BROOKFIELD 10 L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
1	3251702000	FM15133	LOT 538	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702100	FM15133	LOT 539	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702200	FM15133	LOT 540	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702300	FM15133	LOT 541	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702400	FM15133	LOT 542	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702500	FM15133	LOT 543	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702600	FM15133	LOT 544	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702700	FM15133	LOT 545	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702800	FM15133	LOT 546	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251702900	FM15133	LOT 547	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703000	FM15133	LOT 548	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703100	FM15133	LOT 549	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703600	FM15564	LOT 1	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703700	FM15564	LOT 2	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703800	FM15564	LOT 3	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251703900	FM15564	LOT 4	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251704000	FM15564	LOT 5	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251704100	FM15564	LOT 6	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251704200	FM15564	LOT 7	SF	1	\$2,918	BROOKFIELD 10 L L C
1	3251704300	FM15564	LOT 8	SF	1	\$2,918	BROOKFIELD 10 L L C
2	3202604500	FM14634	LOT H	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
2	3202604600	FM14634	LOT J	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
2	3202604700	FM14634	LOT K	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
2	3202613700	FM14634	LOT A	OS	3.28	\$0	BROOKFIELD 6 L L C
2	3202622100	FM14634	LOT B	OS	9.43	\$0	BROOKFIELD 6 L L C
3	3202603600	FM14621	LOT A	OS	16.27	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202603900	FM14621	LOT L	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202504000	FM14621	LOT M	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202504100	FM14621	LOT N	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202504200	FM14621	LOT O	OS	0.77	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202514400	FM14621	LOT I	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202514500	FM14621	LOT Q	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202523500	FM14621	LOT C	OS	5.45	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202523800	FM14621	LOT J	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202523900	FM14621	LOT P	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202604200	FM14634	LOT E	OS	9.60	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202604300	FM14634	LOT F	OS	0.84	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202604400	FM14634	LOT G	OS	0.81	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202613800	FM14634	LOT C	OS	6.82	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202613900	FM14634	LOT I	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202614000	FM14634	LOT O	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202614100	FM14634	LOT R	OS	0.00	\$0	STONEBRIDGE ESTS MASTER ASSN
3	3202632500	FM14634	LOT D	OS	4.55	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202632700	FM14634	LOT M	OS	0.79	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3202701800	FM14707	LOT G	OS	1.06	\$0	STONEBRIDGE ESTATES MASTER ASSN

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
3	3251001400	FM14932	LOT D	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3251042500	FM14932	LOT P	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3251042600	FM14932	LOT Q	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
3	3251042700	FM14932	LOT R	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
4	3202524000	FM14621	LOT R	OS	2.78	\$0	MCMILLIN MONTECITO 109 L L C
4	3202524100	FM14621	LOT S	OS	0.77	\$0	MCMILLIN MONTECITO 109 L L C
5	3200106100	FM14588	LOT 8	OS	1.11	\$0	SYCAMORE ESTATES II L L C
5	3200106200	FM14588	LOT 9	OS	7.82	\$0	SYCAMORE ESTATES II L L C
5	3200106300	FM14588	LOT 10	OS	10.51	\$0	SYCAMORE ESTATES II L L C
6	3200304500	PM18938	PAR 8	SF	2	\$5,836	JIN ZHU TRUST 03-20-97
7	3200305400	FM14707	LOT A	OS	8.34	\$0	BROOKFIELD 8 L L C
7	3200305500	FM14707	LOT B	OS	11.74	\$0	BROOKFIELD 8 L L C
7	3200305700	FM14707	LOT E	OS	10.34	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3200305800	FM14707	LOT I	OS	0.94	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3200305900	FM14707	LOT J	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3200306000	PM19745	PAR A	OS	5.35	\$0	BROOKFIELD 8 L L C
7	3202604800	FM14634	LOT S	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202622200	FM14634	LOT Q	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202622300	FM14634	LOT T	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202622400	FM14634	LOT U	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202632600	FM14634	LOT L	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202632800	FM14634	LOT N	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202632900	FM14634	LOT P	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202701900	FM14707	LOT H	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3202713100	FM14707	LOT C	OS	2.76	\$0	BROOKFIELD 8 L L C
7	3202713200	FM14707	LOT F	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3250701700	FM14931	LOT C	OS	22.88	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3250812400	FM14931	LOT K	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
7	3250842000	FM14931	LOT N	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3200305100	FM14588	LOT 7	OS	48.75	\$0	ZHU JIN TRUST 03-20-97
9	3231010200		SEC 20-14-1	OS	26.05	\$0	SYCAMORE ESTATES L L C
9	3231010300		SEC 20-14-1	OS	29.82	\$0	SYCAMORE ESTATES L L C
9	3231010400		SEC 20-14-1	OS	124.65	\$0	SYCAMORE ESTATES L L C
9	3231010600		SEC 20-14-1	OS	156.67	\$0	SYCAMORE ESTATES L L C
9	3231111100		SEC 21-14-1	OS	40.82	\$0	SYCAMORE ESTATES L L C
9	3231111200		SEC 21-14-1	OS	188.24	\$0	SYCAMORE ESTATES L L C
9	3231111300		SEC 21-14-1	OS	88.46	\$0	SYCAMORE ESTATES L L C
9	3231111400		SEC 22-14-1	OS	1.18	\$0	SYCAMORE ESTATES L L C
9	3231111500		SEC 22-14-1	OS	2.00	\$0	SYCAMORE ESTATES L L C
9	3250210600		SEC 28-14-1	OS	40.00	\$0	SYCAMORE ESTATES L L C
9	3250210700		SEC 28-14-1	OS	40.00	\$0	SYCAMORE ESTATES L L C
9	3250210800		SEC 28-14-1	OS	40.00	\$0	SYCAMORE ESTATES L L C
9	3250210900		SEC 28-14-1	OS	40.00	\$0	SYCAMORE ESTATES L L C
9	3250211000		SEC 28-14-1	OS	166.12	\$0	SYCAMORE ESTATES L L C
9	3250501200		SEC 29-14-1	OS	80.00	\$0	SYCAMORE ESTATES L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
9	3250501500		SEC 29-14-1	OS	32.25	\$0	SYCAMORE ESTATES L L C
9	3250501600		SEC 29-14-1	OS	38.67	\$0	SYCAMORE ESTATES L L C
9	3250701000	FM14895	LOT 212	OS	8.54	\$0	SYCAMORE ESTATES L L C
9	3250701100	FM14895	LOT B	OS	34.24	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250701200	FM14895	LOT C	OS	4.80	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250701300	FM14895	LOT I	OS	8.92	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250701400	FM14931	LOT 93	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250701500	FM14931	LOT A	OS	13.06	\$0	SYCAMORE ESTATES L L C
9	3250701600	FM14931	LOT B	OS	23.76	\$0	SYCAMORE ESTATES L L C
9	3250701800	FM14931	LOT D	OS	14.96	\$0	SYCAMORE ESTATES L L C
9	3250711400	PM19740	PAR 4	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250711500	PM19740	PAR 5	OS	0.78	\$0	SYCAMORE ESTATES L L C
9	3250801400	FM14931	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250801500	FM14931	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250801600	FM14931	LOT G	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250822100	FM14931	LOT H	OS	1.50	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250822200	FM14931	LOT I	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250822300	FM14931	LOT J	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250822400	FM14931	LOT L	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250831900	FM14931	LOT O	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250841900	FM14931	LOT M	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3250901500	FM14895	LOT D	OS	14.59	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250901600	FM14895	LOT E	OS	3.03	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250901700	FM14895	LOT F	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250901800	FM14895	LOT G	OS	3.15	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250901900	FM14895	LOT H	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250912600	FM14895	LOT L	OS	1.46	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250912700	FM14895	LOT M	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3250912800	FM14895	LOT N	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3251001500	FM14932	LOT E	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3251001600	FM14932	LOT F	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3251001700	FM14932	LOT H	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
9	3251032400	FM14932	LOT M	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251032500	FM14932	LOT N	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251032600	FM14932	LOT O	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251042300	FM14932	LOT C	OS	6.24	\$0	SYCAMORE ESTATES L L C
9	3251042400	FM14932	LOT G	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251100100	FM15065	LOT 1	OS	14.60	\$0	SYCAMORE ESTATES L L C
9	3251100200	FM15065	LOT 2	OS	117.52	\$0	SYCAMORE ESTATES L L C
9	3251100300	FM15065	LOT 3	OS	63.86	\$0	SYCAMORE ESTATES L L C
9	3251101200	FM15065	LOT 12	OS	0.73	\$0	SYCAMORE ESTATES L L C
9	3251205500	FM15124	LOT B	OS	2.58	\$0	SYCAMORE ESTATES L L C
9	3251205600	FM15124	LOT C	OS	1.44	\$0	SYCAMORE ESTATES L L C
9	3251205700	FM15124	LOT D	OS	2.13	\$0	SYCAMORE ESTATES L L C
9	3251205800	FM15124	LOT E	OS	1.22	\$0	SYCAMORE ESTATES L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
9	3251205900	FM15124	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251206000	FM15124	LOT G	OS	0.98	\$0	SYCAMORE ESTATES L L C
9	3251206100	FM15124	LOT H	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251206200	FM15124	LOT I	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251206300	FM15124	LOT J	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251206400	FM15124	LOT K	OS	1.23	\$0	SYCAMORE ESTATES L L C
9	3251212100	FM15128	LOT A	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251212200	FM15128	LOT B	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251212400	FM15128	LOT D	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251212500	FM15128	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251212600	FM15128	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251306200	FM15131	LOT A	OS	0.74	\$0	SYCAMORE ESTATES L L C
9	3251306400	FM15131	LOT C	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251306500	FM15131	LOT D	OS	6.54	\$0	SYCAMORE ESTATES L L C
9	3251306600	FM15131	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251306700	FM15131	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251307000	FM15131	LOT I	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251312800	FM15132	LOT A	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251312900	FM15132	LOT B	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251313000	FM15132	LOT C	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251313100	FM15132	LOT D	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251313300	FM15132	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251314100	FM15563	LOT A	OS	7.61	\$0	SYCAMORE ESTATES L L C
9	3251405000	FM15130	LOT B	OS	7.85	\$0	SYCAMORE ESTATES L L C
9	3251405200	FM15130	LOT D	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251405300	FM15130	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251405400	FM15130	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507200	FM15129	LOT A	OS	9.66	\$0	SYCAMORE ESTATES L L C
9	3251507300	FM15129	LOT B	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507400	FM15129	LOT C	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507500	FM15129	LOT D	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507600	FM15129	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507700	FM15129	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507800	FM15129	LOT G	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251507900	FM15129	LOT H	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251508000	FM15129	LOT I	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251508100	FM15129	LOT J	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251603000	FM15127	LOT B	OS	0.62	\$0	SYCAMORE ESTATES L L C
9	3251603100	FM15127	LOT C	OS	7.06	\$0	SYCAMORE ESTATES L L C
9	3251603200	FM15127	LOT D	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251603300	FM15127	LOT E	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251603400	FM15127	LOT F	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251604800	FM15491	LOT A	OS	7.98	\$0	SYCAMORE ESTATES L L C
9	3251703500	FM15133	LOT B	OS	0.00	\$0	SYCAMORE ESTATES L L C
9	3251704400	FM15584	LOT A	OS	21.55	\$0	SYCAMORE ESTATES L L C

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
10	3250501000		SEC 29-14-1	OS	43.82	\$0	CITY OF SAN DIEGO
10	3250510400		SEC 29-14-1	OS	208.55	\$0	CITY OF SAN DIEGO
11	3250700900	FM14895	LOT 211	OS	8.93	\$0	SAN DIEGO COUNTY WATER AUTHORITY
15	3250830200	FM14931	LOT 58	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830300	FM14931	LOT 59	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830400	FM14931	LOT 60	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830500	FM14931	LOT 61	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830600	FM14931	LOT 62	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830700	FM14931	LOT 63	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830800	FM14931	LOT 64	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250830900	FM14931	LOT 65	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831000	FM14931	LOT 66	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831100	FM14931	LOT 67	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831200	FM14931	LOT 68	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831300	FM14931	LOT 69	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831400	FM14931	LOT 70	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831500	FM14931	LOT 71	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831600	FM14931	LOT 72	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831700	FM14931	LOT 73	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250831800	FM14931	LOT 74	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840100	FM14931	LOT 75	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840200	FM14931	LOT 76	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840300	FM14931	LOT 77	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840400	FM14931	LOT 78	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840500	FM14931	LOT 79	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840600	FM14931	LOT 80	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840700	FM14931	LOT 81	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840800	FM14931	LOT 82	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250840900	FM14931	LOT 83	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841000	FM14931	LOT 84	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841100	FM14931	LOT 85	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841200	FM14931	LOT 86	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841300	FM14931	LOT 87	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841400	FM14931	LOT 88	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841500	FM14931	LOT 89	SF	1	\$2,918	BROOKFIELD 8 L L C
15	3250841600	FM14931	LOT 90	SF	1	\$2,918	BROOKFIELD 8 L L C
16	3251200100	FM15124	LOT 211	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251200200	FM15124	LOT 212	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251200300	FM15124	LOT 213	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251201500	FM15124	LOT 225	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251201600	FM15124	LOT 226	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251201700	FM15124	LOT 227	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251201800	FM15124	LOT 228	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251201900	FM15124	LOT 229	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202000	FM15124	LOT 230	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
16	3251202100	FM15124	LOT 231	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202200	FM15124	LOT 232	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202300	FM15124	LOT 233	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202400	FM15124	LOT 234	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202800	FM15124	LOT 238	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251202900	FM15124	LOT 239	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251203000	FM15124	LOT 240	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251203100	FM15124	LOT 241	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251203200	FM15124	LOT 242	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251203300	FM15124	LOT 243	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251205000	FM15124	LOT 260	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251205100	FM15124	LOT 261	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251205200	FM15124	LOT 262	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251205300	FM15124	LOT 263	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600300	FM15127	LOT 266	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600400	FM15127	LOT 267	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600500	FM15127	LOT 268	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600600	FM15127	LOT 269	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600700	FM15127	LOT 270	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251600800	FM15127	LOT 271	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251601600	FM15127	LOT 279	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251601700	FM15127	LOT 280	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251601800	FM15127	LOT 281	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251602700	FM15127	LOT 290	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251602800	FM15127	LOT 291	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251603500	FM15491	LOT 1	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251603600	FM15491	LOT 2	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251603700	FM15491	LOT 3	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251603800	FM15491	LOT 4	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251603900	FM15491	LOT 5	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251604600	FM15491	LOT 6	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
16	3251604700	FM15491	LOT 7	SF	1	\$2,918	CORNERSTONE AT STONEBRIDGE ESTS L P
17	3251400100	FM15130	LOT 383	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251400200	FM15130	LOT 384	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251400300	FM15130	LOT 385	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251400400	FM15130	LOT 386	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251400500	FM15130	LOT 387	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251402900	FM15130	LOT 411	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251403000	FM15130	LOT 412	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251403100	FM15130	LOT 413	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251403200	FM15130	LOT 414	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251403300	FM15130	LOT 415	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251403700	FM15130	LOT 419	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404100	FM15130	LOT 423	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404200	FM15130	LOT 424	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P

ASMT #	ASSESSOR PARCEL No.	SUBMAP	LOT OR PAR #	TYPE OF DEV.	Estimated NEDU's	Est. Total Asmt \$ Amt	Rancho Encantada Owners Names
17	3251404300	FM15130	LOT 425	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404400	FM15130	LOT 428	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404500	FM15130	LOT 427	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404600	FM15130	LOT 428	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404700	FM15130	LOT 429	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
17	3251404800	FM15130	LOT 430	SF	1	\$2,918	WARMINGTON SCRIPPS II ASSCS L P
19	3202503700	FM14621	LOT H	OS	1.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202503800	FM14621	LOT K	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202514200	FM14621	LOT F	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202514300	FM14621	LOT G	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202523400	FM14621	LOT B	OS	6.05	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202523600	FM14621	LOT D	OS	1.76	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3202523700	FM14621	LOT E	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3250710600	FM14932	LOT A	OS	85.59	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3250711100	PM19740	PAR 1	INSTIT	8.16	\$0	SYCAMORE ESTATES L L C
19	3250711600	PM19740	PAR 6	OS	1.29	\$0	SYCAMORE ESTATES L L C
19	3251001300	FM14932	LOT B	OS	7.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251010800	FM14932	LOT I	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251021900	FM14932	LOT J	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251205400	FM15124	LOT A	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251212800	FM15562	LOT A	OS	3.36	\$0	SYCAMORE ESTATES L L C
19	3251306300	FM15131	LOT B	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251306800	FM15131	LOT G	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION
19	3251306900	FM15131	LOT H	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251307100	FM15131	LOT J	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251307200	FM15131	LOT K	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251404900	FM15130	LOT A	OS	2.05	\$0	STONEBRIDGE ESTATES MASTER ASSN
19	3251405100	FM15130	LOT C	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION
20	3250912300	FM14895	LOT A	OS	21.16	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION
20	3250912400	FM14895	LOT J	OS	2.72	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION
20	3250912500	FM14895	LOT K	OS	15.58	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION
20	3250912900	FM14895	LOT O	OS	0.00	\$0	STONEBRIDGE ESTATES MASTER ASSOCIATION

Appendix

Rancho Encantada/Scripps Ranch Big Five
Groups Agreement

Contribution Agreement with Caltrans

Letter from Caltrans

Letters from City of Poway

CFD Project List

EXHIBIT F

Rancho Encantada/Scripps Ranch Big 5 Groups

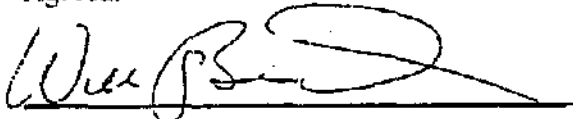
(Miramar Ranch North Planning Committee, Scripps Ranch Planning Group,
Scripps Ranch Civic Association, Scripps Ranch Rec. Council, SOS Ranch)

- Upon the recordation of the first final map for the project, Rancho Encantada shall deliver three million dollars (\$3,000,000.00) to the City which shall be deposited into a separate interest bearing account established by the City within the Scripps Ranch Public Facilities Financing Plan. The three million dollars (\$3,000,000.00) shall be used only for Interstate 15 ("I-15") transportation main-lane improvements from Miramar Way to Scripps Poway Parkway, the Pomerado Road westbound flow-through lane to the I-15 and south bound ramp improvements within the I-15 corridor. Release of any funds for Interstate 15 ("I-15") transportation main-lane improvements by the City to Caltrans is contingent on construction of the Pomerado Road flow-through lane as shown on attachment "A". City shall, at its discretion, make such funds available to CalTrans to fund I-15 Main Lane Projects, supplement funding for I-15 Main Lane Projects, or provide matching funds for I-15 Main Lane Projects. This commitment to fund the I-15 Main Lane Projects is above and beyond the mitigation requirements identified in the Rancho Encantada EIR (which include improvements to the I-15 northbound Pomerado Road off-ramp and Pomerado Road eastbound improvements).
- Rancho Encantada shall contribute land and an amount not to exceed one million five hundred thousand dollars (\$1,500,000.00) in improvements (\$250,000 per acre) for provision of a designated six acre improved park within Rancho Encantada. This six acre park shall be in addition to the four acre neighborhood park which shall be provided adjacent to the proposed elementary school site in Rancho Encantada. The fully improved six acre active park (the "six acre park") shall be designed and constructed by Rancho Encantada as a turn key project and would be located within the institutional site "A" area of Rancho Encantada. The homeowners association of Rancho Encantada shall have a sole and exclusive option to exercise the right to fund and construct a community meeting building on unused portions of the parcel, subject to negotiation with the City of San Diego. The Precise Plan will be amended to change the institutional site "A" land use designation to parkland.
- A materials endowment will be created to benefit the Scripps Ranch Library in the amount of \$102,800. An initial deposit of twenty thousand dollars (\$20,000.00) shall be deposited by Rancho Encantada into an interest bearing account established by the City solely for the endowment. The earnings of the endowment shall be payable to the San Diego Community Foundation. Additional funds for increasing the corpus of the endowment shall be provided through the Rancho Encantada Public Facilities Financing Plan. One hundred dollars (\$100.00) shall be collected by the City upon issuance of each building permit for market rate units with Rancho Encantada and shall be deposited by the City into the endowment fund.
- Ranch Encantada will contribute \$35,000 to the Scripps Miramar Ranch Financial Benefit Assessment ("FBA") District fund to be used for the design and installation of a stairway to access the walkway to the library from additional parking areas, should such space become available. The \$35,000 will be donated prior to the issuance of the 100th building permit.

- Rancho Encantada is required to assure the construction of future Spring Canyon Road transportation improvements as set forth in the environmental documentation prior to the recordation of the first final map. These transportation improvements could include traffic signal control at up to three (3) locations intersecting with Spring Canyon Road, and construction of a median at these locations. This is in addition to an already approved traffic signal at Scripps Creek Drive, funded by the City of San Diego outside of Rancho Encantada's sphere. The estimated cost of these improvements is approximately \$500,000. The EIR mitigation requirement indicates that Rancho Encantada should work with the community and City staff as to the locations of those traffic signals. The community is considering the possibility of additional and/or substitute improvements, including medians and sound attenuation measures. The community believes that a future traffic study (considering the future traffic demands of Rancho Encantada, additional traffic growth in the area, and traffic circulation pattern changes resulting from the future siting of a new middle school) is needed to assess merits of any of these measures and to assess quantity and locations for future traffic signals. In recognition of this, Rancho Encantada will commit to the following: 1) Fund \$35,000 no later than the date of the issuance of the 301st building permit into a separate interest-bearing Scripps Ranch PFFP account, toward a traffic study to be conducted when determined appropriate by the Miramar Ranch North and Scripps Ranch Planning Committees/Groups; and 2) Fund \$750,000 (including the required improvements identified in the EIR) in improvements to Spring Canyon Road, into a separate interest-bearing Scripps Ranch PFFP account, prior to the issuance of the 500th building permit.
- In addition to the Spring Canyon Road improvements summarized above, Rancho Encantada will provide improvements to the northbound left turn lane/pocket from Spring Canyon Road to westbound Scripps Ranch Boulevard. These improvements will include lengthening the turn pocket by approximately 200 feet from 350 feet to 550 feet. In addition, some signal timing adjustments will be requested from the City to give adequate time to the increased left turn movement. Rancho Encantada will assure the construction of these improvements prior to the recordation of the first Final Map at it's cost.
- Rancho Encantada will redesign the Montecito portion of the project to include one (1) tot-lot, with a minimum size of 4,000 square feet, which shall be designed and constructed by Rancho Encantada (with the Scripps Ranch Recreation Council providing advisory design review) as a turn key tot lot. The location of the tot-lot will be determined during final design of the Montecito Final Map.
- Rancho Encantada will fund \$250,000 into the Scripps Ranch Public Facilities Financing Plan in an unrestricted interest-bearing fund account, for use within the Miramar Ranch North or Scripps Ranch Planning area boundaries. This will allow the impacted contiguous Planning Groups the ability to determine appropriate infrastructure supplement as the traffic patterns and infrastructure compromise of the Rancho Encantada project develop. The \$250,000 will be paid as follows: \$500 upon issuance of each building permit beginning at the 301st and terminating at the 800th permit.

- Rancho Encantada will accept a condition on the Montecito Tentative Map requiring an Irrevocable Offer of Dedication (IOD) to the City of San Diego for a future 80-foot right-of-way for a collector Road extending southerly from Street "A" (Rancho Encantada Parkway) to the southern project boundary.
- The Miramar Ranch Planning Committee, Scripps Ranch Planning Group, Scripps Ranch Civic Association, Scripps Ranch Recreation Council and SOS Ranch shall recommend favorable consideration of the pending Rancho Encantada applications to the City, provided the mitigation measures in the EIR and the above-referenced business points are agreed upon by Rancho Encantada and incorporated into the pending applications.

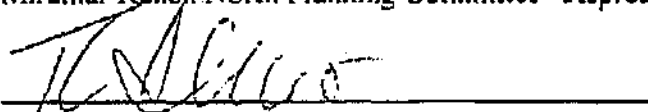
Agreed:



Miramar Ranch North Planning Committee--Representative

18 JULY 2001

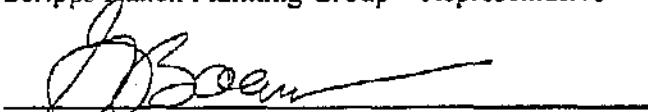
Date



Scripps Ranch Planning Group--Representative

July 18, 2001

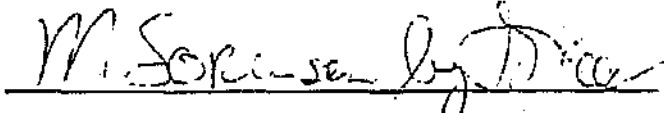
Date



Scripps Ranch Civic Association--Representative

7/15/01


Date



Scripps Ranch Recreation Council--Representative

7/18/01

Date



SOS Ranch--Representative

July 15, 2001

Date

Attachments

DUPLICATE

11-SD-15
KP M21.2/M27.0
EA 232600
Agreement No. 11-0595
I-15 Main Lane Improvements

This copy must be
returned to City
Clerk, San Diego

CONTRIBUTION AGREEMENT

015352

THIS AGREEMENT, ENTERED INTO ON June 18, 2002, is between the STATE OF CALIFORNIA, acting by and through its Department of Transportation, referred to herein as "STATE", and

CITY OF SAN DIEGO, a political subdivision of the State of California, referred to herein as "CITY"

RECITALS

1. STATE and CITY pursuant to Streets and Highways Code Sections 114 and 130, are authorized to enter into a Cooperative Agreement for improvements to State highways within the City of San Diego.
2. STATE contemplates the construction of operational improvements on I-15, from 0.2 KM South of Miramar Way Overcrossing to 1.4 KM north of the Mira Mesa Boulevard Undercrossing, referred to herein as "PROJECT". STATE will provide one hundred percent (100%) of funding for all capital outlay and staffing costs using the partial financial participation of CITY as set forth in this Agreement. Capital Construction funding identified by STATE is \$40,000,000 including CITY's funding participation.
3. CITY highly desires PROJECT to be completed and would like to make a one time, lump sum contribution of not more than \$3,000,000 towards construction of PROJECT, the total amount is yet to be determined.
4. The parties hereto intend to define the terms and conditions under which CITY's contribution is to be deposited with STATE and to be expended on PROJECT.

SECTION I

STATE AGREES:

1. To submit a billing to CITY, which billing will be forwarded fifteen (15) days prior to STATE's bid advertising date of the construction contract for PROJECT, in the amount of \$3,000,000 which figure represents CITY's maximum total lump sum contribution.
2. Upon completion and acceptance of the PROJECT construction contract, to provide to CITY with a report of expenditure of CITY's contribution.

RE-296705
DOCUMENT NO.
JUN 18 2002
FILED
OFFICE OF THE CITY CLERK

3. To use CITY's funds only toward the construction capital of PROJECT.
4. STATE contact: Lawrence Carr
Project Manager
CALTRANS
2829 Juan Street
P.O. Box 85406, MS:27
San Diego, CA 92110
(619) 688-3167

SECTION II

CITY AGREES:

1. Consistent with the "Big 5 Agreement" in the Rancho Encantada Public Facilities Financing Plan and Facilities Benefit Agreement dated October 2001, to deposit with STATE, within 25 days of receipt of billing therefor (which billing will be forwarded 15 days prior to STATE's bid advertising date of a construction contract for PROJECT, a sum yet to be determined which will range to as much as \$3,000,000, which figure represents the lump sum total amount of CITY's maximum potential contribution towards the cost of construction capital for PROJECT. CITY's total obligation for said PROJECT costs shall not exceed the amount of \$3,000,000 provided that CITY may, at its sole discretion, in writing, authorize a greater amount.
2. CITY contact: Brad Jacobsen
City of San Diego
1010 Second Avenue, Suite 800
San Diego, CA 92101-4904
(619) 533-3005

SECTION III

IT IS MUTUALLY AGREED:

1. All obligations of STATE under the terms of this Agreement are subject to the appropriation of resources by the Legislature and the allocation of resources by the California Transportation Commission.
2. CITY's financial contribution towards construction of PROJECT is contingent upon compliance with the "Big 5 Agreement" in the Rancho Encantada Public Facilities Financing Plan and Facilities Benefit Agreement dated October 2001. STATE reserves the absolute right to downsize PROJECT scope to reduce capital costs commensurate with amount that CITY fails to deliver below the \$3,000,000 maximum contribution contemplated under the terms of this Agreement.

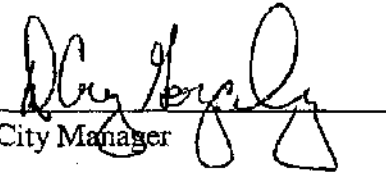
3. Should a portion of PROJECT be financed with Federal funds or State gas tax funds, all applicable laws, regulations and policies relating to the use of such funds shall apply notwithstanding other provisions of this Agreement.
4. Nothing in the provision of this Agreement is intended to create duties or obligations to or rights in third parties not parties to this Agreement or affect the legal liability of any party to the Agreement by imposing any standard of care with respect to the maintenance of State highways different from the standard of care imposed by law.
5. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.

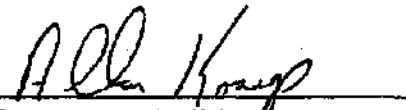
6. This Agreement shall terminate upon completion and acceptance of the construction contract for PROJECT by STATE, or on December 31, 2004 whichever is earlier in time.

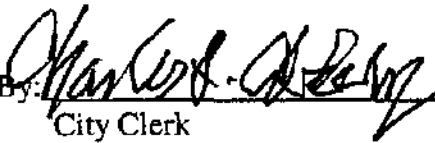
**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

JEFF MORALES
Director of Transportation


CITY OF SAN DIEGO

By: 
City Manager

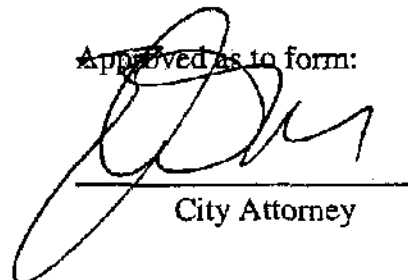
By: 
Deputy District Director
Program Project Management

By: 
City Clerk

Approved as to form and procedure:

By: 
Attorney
Department of Transportation

Approved as to form:


City Attorney

Certified as to funds:

By: 
District Budget Manager

Certified as to Financial Terms and Policies

By: 
Accounting Administrator

P- 296705

STATE OF CALIFORNIA—BUSINESS TRANSPORTATION AND HOUSING AGENCY

BRAY DAVIS Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
2829 JUAN STREET MS-27
P. O. BOX 85406
SAN DIEGO, CA 92110
PHONE (619) 688-3167
FAX (619) 220-5387
TTY (619) 688-6670



Flex your power!
Be energy efficient!

BC202-0703

7/11/03

July 10, 2003

Mrs. Ann French-Gonsalves
PE Senior Traffic Engineer, City of San Diego
Planning and Development Review
1222 First Avenue, MS 501
San Diego, CA 92101-4155

Dear Mrs. French-Gonsalves:

Subject: Rancho Encantada (Montecito-LDR 99-0295 and Sycamore Estates-LDR 99-0399)

The California Department of Transportation (Department) and McMillin Land Development (McMillin) have been coordinating the Mitigation Measures associated with the Rancho Encantada project. The following is a summary of this coordination:

- 1) The Department has received \$2.75 million from McMillin (via the City of San Diego) toward improvements on Interstate 15 (I-15) which are now under construction. This project will add an additional northbound and southbound lane through the Mira Mesa/Scripps Ranch area, along with miscellaneous improvements described in Items 3 and 4 below. Project completion is expected by 2006.
- 2) \$250,000 has been set aside by McMillin as required by the Scripps Ranch community for studying a 'bypass lane' at the I-15/Miramar Rd/Pomerado Rd interchange. It is our understanding that the City of San Diego will take the lead in this study. The Department strongly recommends it be closely consulted and/or participate in any study so issues affecting the freeway are adequately addressed. We also recommend any savings from this study be reserved for improvements at that interchange.
- 3) Project Mitigation Monitoring and Reporting Program Item 5-6 requires construction of an additional lane for the I-15 northbound off-ramp to Miramar Road/Pomerado Road. This work will be included as part of Item 1.
- 4) Project Mitigation Monitoring and Reporting Program Item 5-7 requires construction of improvements to the eastbound Pomerado Road merge from the I-15 northbound off-ramp. The Department and McMillin have coordinated the design. Improvements within State right of way will be incorporated as part of Item 1, with improvements outside State right of way to be handled by McMillin.
- 5) The Project Mitigation Monitoring and Reporting Program Item 5-8 requires improvements to the I-15 southbound on-ramp from westbound Pomerado Road. As previously noted, these improvements are not compatible with the improvements in Item 1, and are therefore not recommended.

If you have any questions, please do not hesitate to contact me at (619)-688-3167.

Sincerely,

Lawrence Carr
Project Manager

c: Jeff Brazel—McMillin
AKosup

Post-It® Fax Note	7671	Date 7/11/03	# of pages 1
To S. JOHNSON		From L. CARR	
Co./Dept.		Co.	CT
Phone #		Phone #	
Fax # 619-336-3077		Fax #	

CITY OF POWAY

BC 2.02 - 07.03

MICKEY CAFAGNA, Mayor
BETTY REXFORD, Deputy Mayor
BOB EMERY, Councilmember
JAY GOLDBY, Councilmember
DON HIGGINSON, Councilmember



June 5, 2003

JUN 08 2003

Mr. Thom Fuller
McMillin Companies
2727 Hoover Avenue
National City, CA 91950

Re: Traffic Signal at Pomerado Road and Stonemill Drive

Dear Thom:

As you requested, this letter will serve as confirmation that the City of Poway is in receipt of \$125,000 from your company for the future construction of a traffic signal at the intersection of Pomerado Road and Stonemill Drive. The deposit of these funds with the City of Poway will relieve Rancho Encantada Development from mitigation measure 4.6-4 of the project Environmental Impact report.


The City of Poway plans to monitor the traffic conditions at the subject intersection as projects in the surrounding area are constructed. The City will install a traffic signal at this intersection at such a time a signal is warranted.

A copy of this letter will be forwarded to the City of San Diego, Development services, to inform them that condition 4.6-4 of the EIR for Rancho Encantada has been satisfied as far as the City of Poway is concerned.

Should you have any questions about this matter, please contact Zoubir Ouadah, our Senior Traffic Engineer, at (658) 679-4353.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

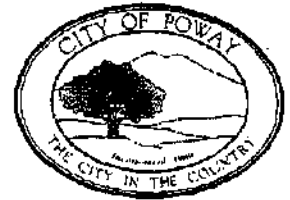

Javid Siminou, P.E.
City Engineer

cc: Zoubir Ouadah, Senior Traffic Engineer
Ann French Gonsalves, Land Development Services, City of San Diego

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CITY OF POWAY

MICKEY CAFAGNA, Mayor
BETTY REXFORD, Deputy Mayor
BOB EMERY, Councilmember
JAY GOLDBY, Councilmember
DON HIGGINSON, Councilmember



RECEIVED
JUL 14 2003

ENGINEERING DEPARTMENT

(COPY)
BC2167-0723
8/15/03

July 10, 2003

Mr. Scott Johnson
The Corky McMillin Companies
2727 Hoover Avenue
National City, CA 91950

Re: Intersection Improvements at Pomerado Road and Scripps Poway Parkway

Dear Scott,

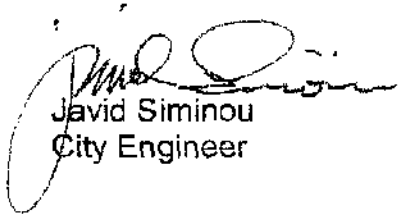
As you requested, this letter will serve as confirmation that the City of Poway has received assurance from Sycamore Estates, LLC, that an additional northbound left-turn lane and an additional westbound left-turn lane will be constructed at the intersection of Scripps Poway Parkway and Pomerado Road.

A copy of this letter will be forwarded to the City of San Diego, Land Development Services, to inform them that Condition 4.6-5 of the EIR for Rancho Encantada has been assured.

Should you have any questions about this matter, please contact Zoubir Ouadah, our Senior Traffic Engineer, at (858) 679-4353.

Sincerely,

Development Services Department


Javid Siminou
City Engineer

CC: Ken Quon, Senior Civil Engineer
Zoubir Ouadah, Senior Traffic Engineer
Ann French Gonsalves, Land Development Services, City of San Diego

EXHIBIT E

**DESCRIPTION OF CITY IMPROVEMENTS
AND DISCRETE COMPONENTS**

<u>City Improvement</u>	<u>Discrete Component¹</u>
<u>Stonebridge Parkway Phase 1 (Montecito)</u> (From Pomerado Road to Westerly limits of Sycamore Estates VTM limits)	a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
<u>Stonebridge Parkway Phase 2 (Phase 1 of Sycamore)</u> (Eastern border of the Montecito project to the border of Sycamore Phase I)	a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
<u>Stonebridge Parkway Phase 3 (Phase 2 of Sycamore)</u> (Eastern border of the Sycamore Phase I project to the westernmost border of Sycamore Phase II project)	a. Design, engineering, permitting, right-of-way acquisition. b. Grading, storm drain and erosion control. c. Sewer and water improvements (other than final lift). Includes Domestic Water Main. d. Dry utilities, paving (other than final asphalt cap), curb, gutter, sidewalks, lighting. e. Landscaping. f. Traffic signals. g. Final lift, asphalt cap and other final completion items.
<u>Secondary Fire Access Road – Phase I</u> (Beeler Canyon Road from Project Boundary to Phase I Boundary)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Secondary Fire Access Road – Phase II</u> (Western	[Same Discrete Components as

<u>City Improvement</u>	<u>Discrete Component¹</u>
boundary of Phase II to Unit 11 boundary)	Stonebridge Parkway Phase I]
<u>Secondary Fire Access Road – Phase III</u> (From Beeler Canyon Road to Unit 1 boundary)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Secondary Fire Access Road – Phase IV</u> (From Intersection of Green Valley Court to Stonebridge Parkway) (<i>Old Creek Road</i>)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Pomerado Road/Stonebridge Parkway Intersection Improvements</u>	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Spring Canyon Road</u> (From Elderwood Lane to Scripps Ranch Boulevard)	[Same Discrete Components as Stonebridge Parkway Phase I]
<u>Neighborhood Park Adjacent to School Site</u> (8.0 net usable acre park)	a. Acquisition of Park site b. Design, engineering, permitting c. Park improvements
<u>Neighborhood Park No. 2</u> (6.0 net usable acre park)	a. Acquisition of Park site h. Design, engineering, permitting c. Park improvements
<u>Sewer Mains Upstream of Pump Station – Montecito</u> (Sewer Main in Beeler Canyon Road from City of Poway limits to Montecito project limits)	a. Design, engineering, permitting b. Construction of Sewer Mains
<u>Sewer Pump Station and Downstream Pipelines</u> (Outfall sewer to serve entire Rancho Encantada Precise Plan area)	a. Design, engineering, permitting b. Construction of Pump Station and Pipelines
<u>Water Reservoir – Sycamore Phase II</u> (1.6 million gallon reservoir)	a. Design, engineering, permitting b. Construction of reservoir
<u>MHPA</u> (City of San Diego Fees)	a. Fees paid to City of San Diego
<u>Water Pump Station – Sycamore Phase I</u> (to serve the 1135 pressure zone)	a. Design, engineering, permitting b. Construction of water pump station
<u>Water Pump Station – Sycamore Phase II</u> (to serve the 1250 pressure zone)	a. Design, engineering, permitting b. Construction of water pump station
<u>Interstate BIG 15 Payment</u> (Payment to Caltrans for I-15 Improvements)	a. Fees paid to Caltrans

- I. Each lettered description of work items constitutes a single Discrete Component of the corresponding City Improvement. Upon the completion of all work items within a Discrete Component, a Payment Request for the Actual Costs of those work items may be submitted and approved.